



- Period Terraced Property
- 3 Bedrooms
- 2 Reception Rooms
- Full Renovation Completed

- 893 Sq Ft/ 83 Sqm
- Ground Floor 4 Piece Bathroom
- 20'6 Kitchen & Utility Area
- 10 Minute Walk To Lincoln Cathedral

Wake Street, Uphill, LN1 3HS,  
£239,995





Situated within the vibrant outskirts of Lincoln's Bailgate area is this fully renovated period property. Boasting the stereotypical bay fronted facade, the home has been completely renovated by the current owners and enjoys bright and spacious living accommodation throughout. The house has been sympathetically decorated with stylish interiors whilst integrating a selection of period features that compliment the early 20th century building such as; two reclaimed fireplace surrounds, original wood flooring and Victorian style finishings. Most impressively there are 2 reception rooms, including a dining room which opens into a WREN fitted kitchen stretching 20ft6 long and finished with integral appliances and herringbone pattern flooring. Rising to the first floor are 3 bedrooms with the master bedroom featuring Victorian panelling and views of Lincoln Cathedral and Westgate Water Tower. The home is completed by a ground floor bathroom consisting of a four piece suite and the whole house benefits from uPVC double glazing and modern gas combination boiler. Outdoor space is provided in the form of an enclosed garden which has a patio seating area and lawned area making for an ideal space for entertaining and relaxing with guests. Wake Street is located only a short 10 minute walk from Lincoln's historic Cathedral Quarter which includes the world renowned Lincoln Cathedral and Medieval Castle. It is also home to the picturesque Steep Hill and Bailgate shopping areas which are known for their superb selection of independent retail stores, cafes, restaurants and award winning pubs & bars. For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hall

Accessed via shared passageway through uPVC front door entry. Stairs rising to first floor, Victorian style tiled flooring. Access to lounge and dining room.

## Lounge

11' 4" x 11' 7" (3.45m x 3.53m)

Having uPVC double glazed bay window to front aspect, walls finished with Victorian panelling, original wood flooring, a reclaimed vintage fireplace surround with original tiled base, classical radiator, ceiling rose and skirting boards.

## Dining Room

11' 4" x 12' 7" (3.45m x 3.83m)

Having uPVC double glazed window to rear aspect, radiator, herringbone patterned style wood effect laminate flooring, reclaimed fireplace surround, understairs storage cupboard with storage cupboard featuring electric meter and consumer unit (fitted 2022).

## Kitchen

20' 6" x 6' 1" (6.24m x 1.85m)

Having a range of newly fitted Wren eye and base level units, integral appliances such as dishwasher, fridge freezer, integral oven with 4 ring hob and extractor hood over, sunken sink with hot and cold gold trim faucet, radiator, herringbone pattern wood effect laminate flooring, uPVC double glazed window to side aspect and uPVC double glazed doors leading onto the rear garden and access into:

## Utility Area

Having a wall mounted gas central heating combination Ideal boiler, separate loft access, space and plumbing for washing machine, uPVC double glazed obscured window to side aspect and access into:

## Bathroom

5' 5" x 10' 0" (1.65m x 3.05m)

Having bath tub with crittal style faucet, shower cubicle with mains fed rainfall showerhead, vanity freestanding hand wash basin unit, towel radiator, uPVC double glazed obscured window to side aspect, low level WC, tiled flooring and extractor unit.

## First Floor Landing

Having staircase with loft access.

## Master Bedroom

11' 3" x 12' 7" (3.43m x 3.83m)

Having uPVC double glazed window to rear aspect, radiator, Victorian style panelling, ceiling rose, TV point, built-in wardrobe, Lincoln Cathedral and Westgate Water Tower views.

## Bedroom 2

9' 2" max x 8' 4" (2.79m x 2.54m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

13' 3" x 6' 4" (4.04m x 1.93m)

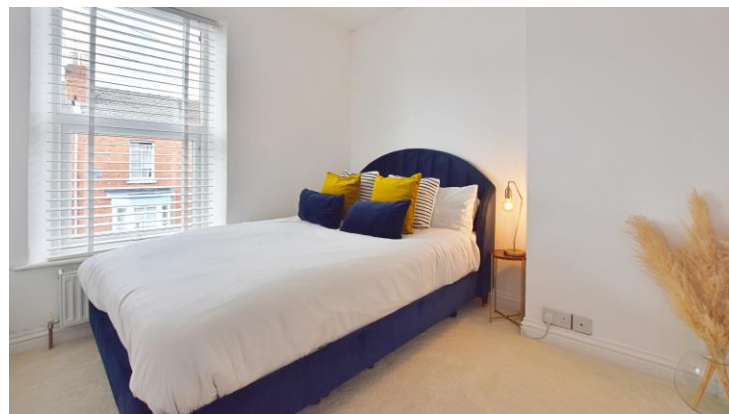
Having uPVC double glazed window to front aspect and radiator.

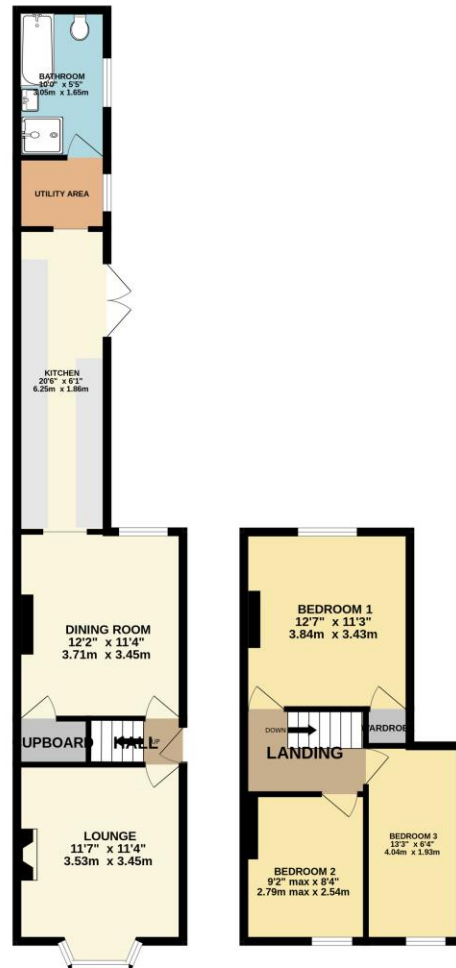
## Outside Rear

Having an enclosed garden with dwarfed walled perimeters, being mostly laid to lawn with patio seating area, paved area leading onto shared passageway and external water source.

## Outside Front

Having dwarfed walled perimeter and access to shared passageway.





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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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