



- Superb Detached Residence
- Completely Refurbished Throughout
- Non-Estate, Uphill Location
- 2/3 Bedrooms & 2 Bathrooms
- Impressive 27'5 Open Plan Living Area
- Large Driveway & Garage
- Solar Panels & 4.8 KW Battery
- South-Facing Garden & Cathedral Views!

Yarborough Crescent, Uphill, LN1 3LX,  
£550,000







BEAUTIFULLY REFURBISHED, SOUTH FACING GARDEN AND CATHEDRAL VIEWS! Located within the uphill area of Lincoln, only a ten minute walk from the Bailgate area, Lincoln Cathedral and Lincoln Castle is this beautifully presented detached residence on Yarborough Crescent. The property has recently been remodelled and completely refurbished to the highest of standards to include new kitchen, bathrooms, wiring, plumbing, central heating, flooring, decor, landscaping, solar panels and 4.8kw battery and offers tastefully presented and spacious accommodation throughout. Accommodation briefly comprises entrance porch with original front entrance door into spacious hallway, 15'2 ground floor bedroom (currently utilised as a sitting room) with adjacent luxury shower room, impressive open 27'5 open plan living area with high quality kitchen and bifold doors overlooking the garden, and generous utility. To the first floor there is a study and two large double bedrooms, with the master bedroom having superb cathedral views and luxury ensuite shower room. Outside there is a substantial gravel driveway with comfortable parking space for 5 to 6 cars, brick built garage and a fully enclosed south facing garden which is not directly overlooked to the rear. VIEWING ESSENTIAL!! Council tax band: D. Freehold.



### Entrance Porch

Having original double front entrance doors, part stained glass side windows, quarry tiled floor, original front entrance leading into:

### Entrance Hallway

Having laminate wood effect flooring, radiator, LED downlights, stairs rising to first floor, understairs storage cupboard housing controls for solar panels.

### Sitting Room/Bedroom 3

15' 1" x 11' 1" (4.59m x 3.38m)

Being currently utilised as a sitting room and having bow window to front aspect, laminate wood effect flooring, radiator and LED downlights.

### Luxury Ground Floor Shower Room

Having luxury 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional hand held shower and glass shower screen, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, 2 heated towel rails, LED downlights and extractor.

### Open Plan Living Area

27' 5" max x 26' 8" max (8.35m x 8.12m)

### Sitting Room

Having feature cast iron log burner fireplace with attractive tiled hearth and exposed brick chimney breast, wood effect luxury vinyl flooring, 3 radiators, LED downlights, bi-fold doors overlooking the garden and opening into:

### Kitchen

Having a range of matching wall and base units, 3 corner carousel units, attractive slim profile quartz work surfacing, peninsula unit incorporating breakfast bar with traditional style pendant lighting over, inset sink unit with mixer taps over, 2 eye level fan assisted ovens, additional microwave oven with plate warmer beneath, 5 burner induction hob with cooker hood over, integral full height fridge, integral full height freezer, integral dishwasher, concealed bins, wood effect luxury vinyl flooring and LED downlights.

### Utliity

12' 6" x 5' 3" (3.81m x 1.60m)

Having a range of matching wall and base units, larder unit, additional slide out larder, quartz effect slime profile work surfacing, single drainer sink unit with mixer taps over, plumbing for washing machine, space for tumble dryer, space for additional freezer, concealed Ideal combination condensing central heating boiler, wood effect luxury vinyl flooring, radiator, LED downlights, extractor and uPVC door to side.

### First Floor Landing

### Study

7' 8" x 6' 7" (2.34m x 2.01m)

Having laminate wood effect flooring, Velux window to side aspect and door leading into useful eaves storage area.

### Master Bedroom

15' 2" into wardrobes x 15' 2" (4.62m x 4.62m)

Having 3 windows to rear aspect with superb Cathedral views, a range of quality fitted wardrobes to include hanging rails, shelving and drawers beneath, laminate wood effect flooring, 2 radiators and LED downlights.

### Luxury En-Suite

Having luxury 4 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional hand held shower and glass shower screen, twin wash hand basins set with vanity unit beneath, low level WC, wood effect vinyl flooring, 2 heated towel rails, LED downlights and extractor.

### Bedroom 2

15' 2" x 9' 5" (4.62m x 2.87m)

Having laminate wood effect flooring, radiator, LED downlights and door leading to useful eaves storage area.

### Outside Rear

To the front of the property there is a substantial gravelled driveway with comfortable parking for space for at least 5/6 vehicles, outside lighting, secure gate at both sides leading to rear garden.

### Garage

16' 4" x 8' 8" (4.97m x 2.64m)

Having remote control roller shutter door, power and light, frosted glass window to side, uPVC door to side and brick built garden store to rear.

### Outside Rear

To the rear of the property there is a generous sized fully enclosed south-facing garden being not directly overlooked to the rear and mainly laid to lawn with 3 paved patio areas, a variety of flowers, plants and shrubs, outside lighting, cold water tap and large garden shed with power and light.





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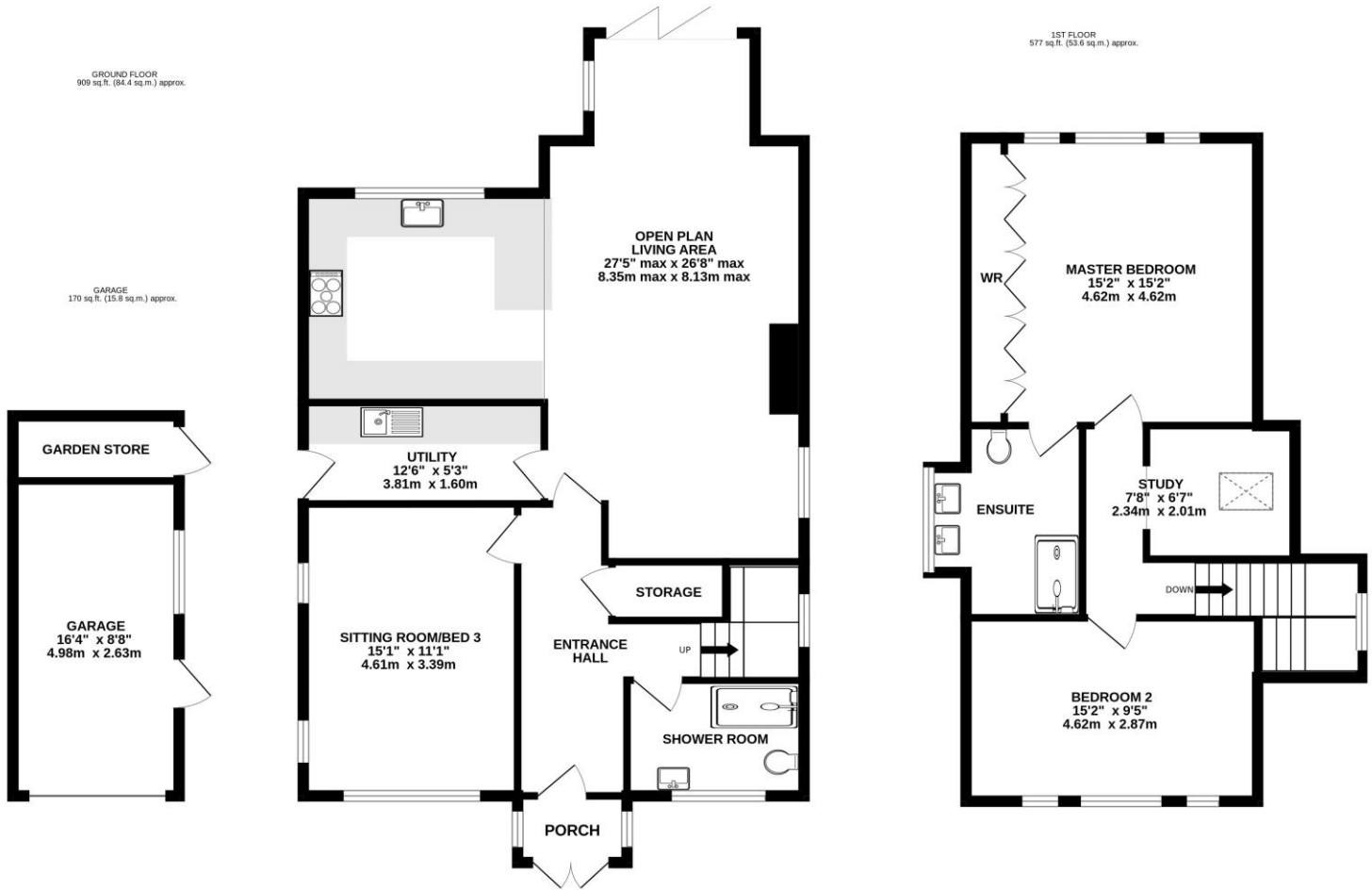


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TOTAL FLOOR AREA : 1656 sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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