

- 1930's Bay Fronted Detached House
- Uphill Location
- Corner Plot Position
- 3 Bedrooms
- Lounge & Separate Dining Room
- 15'3" Kitchen
- Bathroom & Separate Shower Room
- Gravelled Driveway & Garage

Nettleham Road, Uphill, LN2 4DG,  
£320,000







NO ONWARD CHAIN! Situated in the sought after Uphill location of Lincoln within close proximity of Lincoln Castle and Cathedral. StarkeyBrown are delighted to offer for sale this 1930's bay fronted detached house on a corner plot position. Accommodation comprises of 3 bedrooms and a bathroom to the first floor. Whilst downstairs has a lounge and separate dining room both with walk-in bays windows, 15'3" kitchen and downstairs shower room. The property is in excellent condition throughout and benefits from many period features. As the property is on a corner plot position it has front, side and secluded rear garden. There is a gravelled driveway with off street parking for at least 2 cars and a single garage. There would be additional space for a caravan or motorhome. To truly appreciate this property an internal inspection is highly recommended. Council tax band: C. Freehold.





## uPVC Front door leading into:

### Vestibule

Further door leading into:

### Entrance Hall

11' 6" x 7' 7" (3.50m x 2.31m)

Having stairs rising to first floor with understairs storage space.

### Lounge

11' 8" x 11' 8" plus bay (3.55m x 3.55m)

Having walk-in bay window to front aspect, 2 cast-iron period style radiators, Victorian style fireplace and polished pine flooring.

### Dining Room

11' 7" plus bay x 10' 5" (3.53m x 3.17m)

Having walk-in bay window with uPVC doors leading to the side garden, cast-iron style period radiator and Victorian style fireplace.

### Kitchen

15' 3" x 6' 10" (4.64m x 2.08m)

Having a range of fitted wall and base units with solid oak worktop surfaces, one and a half sink with single drainer unit, uPVC window to side aspect.

### Shower Room

6' 9" x 5' 8" (2.06m x 1.73m)

Having 3 piece suite comprising of corner shower cubicle, wash hand basin, low level flush WC, uPVC window, tall heated towel rail and tiled flooring.

### Rear Lobby

Having storage cupboard and uPVC door to driveway.

### First Floor Landing (including stairs area)

13' 2" x 7' 7" (4.01m x 2.31m)

### Bedroom 1

11' 8" x 11' 8" (3.55m x 3.55m)

Having uPVC window to front aspect, cast-iron style period style radiator, polished pine flooring and Victorian style fireplace.

### Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Having cast-iron style period radiator and uPVC window.

### Bedroom 3

8' 3" x 8' 3" (2.51m x 2.51m)

Having uPVC window, radiator and access to loft (with pulled down ladder).

### Bathroom

8' 2" x 5' 5" (2.49m x 1.65m)

Having a 3 piece suite with panelled bath with mains fed shower over, wash hand basin, low level flush WC, large floating cabinet, uPVC window and heated towel rail.

### Outside Front

The front and side gardens have a hedged surround accessed via a garden gate with path to the front door. There is also a variety of plants and shrubs.

### Side

Gravelled driveway with off street parking for at least 2 cars, space for a caravan/motorhome and a single garage. The back of the driveway there is a gate leading to secluded enclosed garden area.

### Outside Rear

Having a paved patio area with arbour over with room for seating and rear access to garage.

### Garage

Having up and over door.

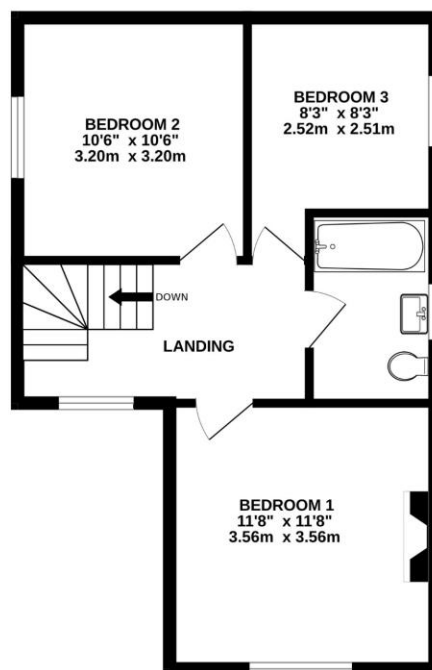
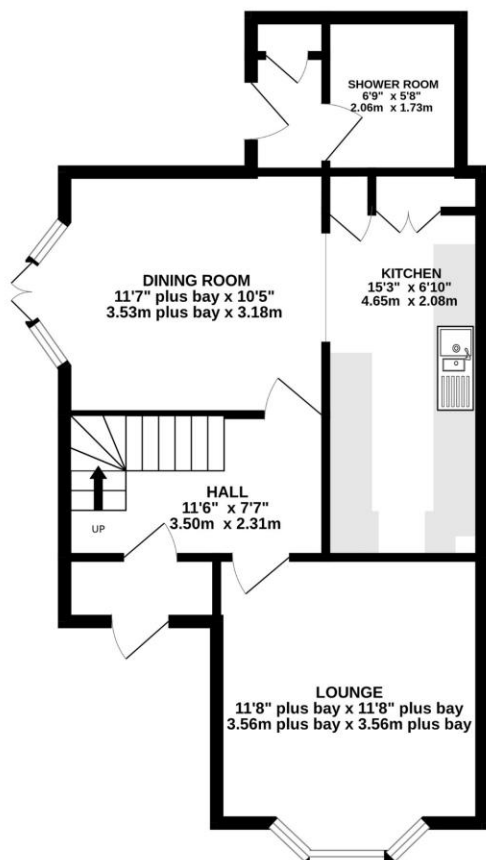






GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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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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