



- Extended Semi-Detached House
- Very Well Presented Throughout
- 4 Bedrooms & 2 Bathrooms
- Impressive 23'1 Kitchen Diner

- Driveway Parking
- Pleasant Rear Garden
- Home Office/Garden Room
- Viewing Highly Recommended!

Mount Street, Uphill, LN1 3JF,  
£400,000





Located within the popular uphill area of Lincoln is this extended and very well presented, three storey semi detached house on Mount Street. The property is situated within walking distance of Lincoln Cathedral, Lincoln Castle and the Bailgate area and has spacious accommodation which briefly comprises entrance hallway, ground floor wc, lounge with log burner and bay window, separate family room which also has a log burner, and an impressive open plan kitchen diner with central island unit, vaulted ceiling and bifold doors overlooking the garden. The property also boasts four bedrooms and two bathrooms. Outside there is driveway parking, and a generous rear garden complete with brick built home office/garden room. Call today to view! Council tax band: C. Freehold.



## Entrance Hallway

Having part glazed composite front entrance door, original entrance mosaic tiled floor, attractive oak wooden flooring, radiator, coved ceiling, stairs rising to first floor and utility cupboard with space for tumble dryer.

## Ground Floor WC

Having low level WC, wash hand basin set in oak surfacing, attractive oak wooden flooring, radiator, LED downlights and extractor.

## Lounge

14' 3" into bay x 12' 0" (4.34m x 3.65m)

Having cast iron log burner fireplace with York stone hearth, walk-in bay window to front aspect and attractive oak wooden flooring.

## Family Room

12' 10" x 11' 7" (3.91m x 3.53m)

Having feature cast iron log burner fireplace with York stone hearth, attractive oak wooden flooring, radiator and coved ceiling. Opening into:

## Kitchen Diner

23' 1" x 12' 1" min (7.03m x 3.68m)

Having a range of matching wall and base units with granite work surfacing and matching upstands, central island unit incoating breakfast bar, cooking range with cooker hood over, space for full height fridge freezer, plumbing for washing machine, plumbing for dishwasher, Vaillant combination condensing central heating boiler, feature high vaulted ceiling with 4 Velux windows, bespoke fitted bench with storage cupboards beneath, ceramic tiled floor and bi-fold doors overlooking the rear garden.

## First Floor Landing

### Bedroom 1

14' 3" into bay x 12' 0" (4.34m x 3.65m)

Having walk-in bay window to front aspect, radiator and coved ceiling.

### Bedroom 2

12' 8" x 11' 7" (3.86m x 3.53m)

Having radiator and coved ceiling.

### Bedroom 4

8' 10" x 7' 2" (2.69m x 2.18m)

Having radiator and coved ceiling.

## Shower Room

Having 3 piece suite comprising corner tiled shower cubicle with mains fed rainfall shower, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, radiator and coved ceiling.

## Second Floor Landing

Having built-in wardrobe.

### Bedroom 3

13' 0" max x 12' 1" max (3.96m x 3.68m)

Having Velux window to front aspect with impressive views of Lincoln Cathedral and Water Tower, 2 additional Velux windows to rear aspect, feature exposed brick chimney breast, radiator and access to eaves storage.

## Bathroom

Having 3 piece suite comprising panelled bath with mixer taps and hand held shower attachment over, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled wall, LED downlights and extractor.

## Outside Front

To the front of the property there is a concrete driveway and garden area with a number plants and shrubs, double wooden gates leading to enclosed courtyard area with garden shed and suitable space for bins.

## Outside Rear

To the rear of the property there is a generous size fully enclosed garden being mainly laid to lawn with 2 large paved patio areas, beds and borders to include a variety of flowers, plants, shrubs and trees, garden shed, outside lighting and cold water tap.

## Home Office/Garden Room

19' 1" x 9' 10" (5.81m x 2.99m)

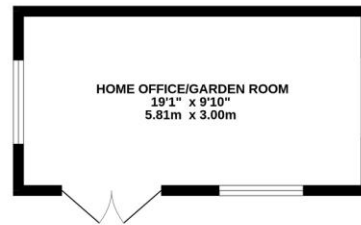
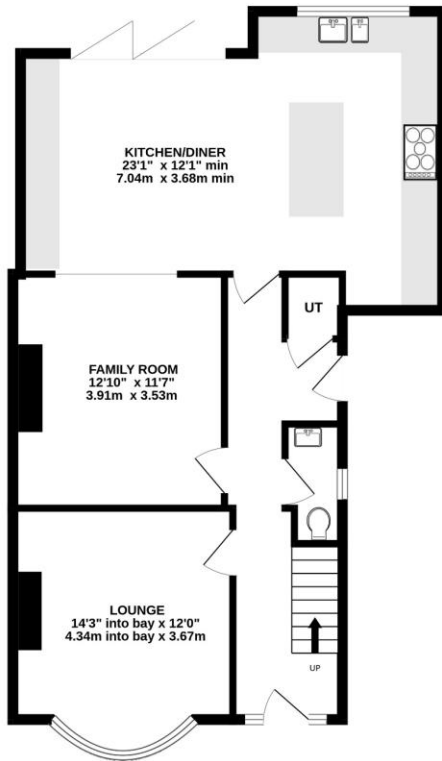
Being of brick built construction being plastered and insulated with wood effect vinyl flooring, 3 windows, power and light and French doors overlooking the garden.



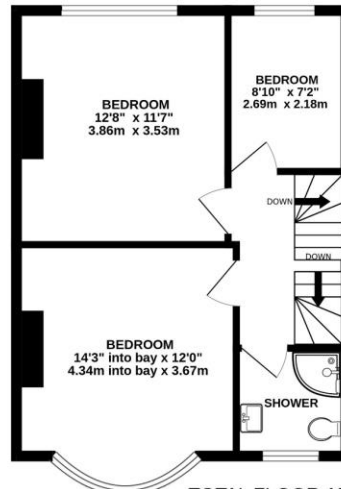


HOME OFFICE  
187 sq.ft. (17.4 sq.m.) approx.

GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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