



- Executive Self Build Residence
- 4 Double Bedrooms
- Eco Friendly Design
- Open Plan Layout
- 2 Reception Rooms & 3 Bathrooms
- Stunning Architectural Features
- Prime Uphill Location
- EPC Rating: 106 A

Newport, Uphill, LN1 3DP,  
Guide Price £750,000





This executive self build residence is located on a prime Uphill position within walking distance of Lincoln Cathedral, Castle and Bailgate area. Completed in late 2023 the home has been designed with an eco efficiency arrangement that has been combined with superb architectural features.

This results in an ideal living space with a unique sense of style which can be enjoyed by a variety of home buyers whilst having low cost energy bills. The heating system and energy saving utilities are stacked with state of the art technology such as; triple glazed windows, loose lay karndean flooring, 5.69 kWatt solar panels, Tesla power bank, ZAPPI EV charger and air source heat pump which all connect to an EDDI device for efficiency.

Incredibly, the property comes with an EPC rating of 106 A. The accommodation comprises 4 double bedrooms which are located over two floors, the ground floor includes bedroom 4 which comes with an En-suite allowing for flexible living accommodation.

Rising to the first floor are three double bedrooms, two of the bedrooms boast vaulted ceilings and balconies, one of which is the master bedroom also featuring an En-suite and dressing area. The ground floor comes with an expansive hallway, an impressive lounge with orangery consisting of a vaulted ceiling with Velux windows and large front facing statement window. Furthermore there is a study, open plan kitchen diner with high end units appliances and bi-folding doors whilst also giving access to the utility room which includes a full house water softener. Externally the home comes with a low maintenance garden with patio seating area and ample off road parking which has future potential for electric gates.

Situated a short stroll from Lincoln's popular Bailgate and Lincoln Cathedral the property enjoys an enviable position surrounded by the best amenities that Lincoln has to offer. These include Lincoln County Hospital, Lincoln Minster Private School, Bishop Grosseteste University and many more options for schooling, restaurants, leisure and retail. Council tax band: F. Freehold.

### Entrance Hall

Having an aluminium triple glazed front door entry with a high security lock and same key system for all external doors, 3 feature vertical windows, underfloor heating, access to downstairs WC and airing cupboard housing DHW tank and underfloor heating controls.

### Downstairs WC

Having a low level WC, hand wash basin unit, a storage unit and triple glazed aluminium frosted window to side aspect.

### Study

9' 6" x 12' 0" (2.89m x 3.65m)

Having triple glazed aluminium window to front aspect and underfloor heating.

### Living Room/Ornary

18' 5" x 17' 3" (5.61m x 5.25m)

Having 2 triple aluminium windows to front aspect, one being a feature vertical window from floor to ceiling, 2 Velux skylights and underfloor heating system with bespoke fitted lighting.

### Kitchen Diner

23' 7" x 13' 9" (7.18m x 4.19m)

Having a range of bespoke kitchen units with mirror splashbacks, counter worktops and kitchen island with a range of integrated appliances such as a full length fridge and freezer, dishwasher, pyrolytic oven and separate combination oven, combi with microwave and steam oven, a built-in 3-way boiling tap, integrated recycling bins, pull-out larder, 4 shelf Le Mans kitchen corner shelf system, 2 triple glazed aluminium windows to rear aspect, bi-folding doors opening out onto the garden. Access to:

### Utility Room

4' 6" x 13' 9" (1.37m x 4.19m)

Having a range of base and eye level units, 2 triple glazed aluminium windows, 2 Velux windows, space and plumbing for appliances with a full house water softener and Le Mans kitchen corner shelf system.

### Bedroom 4

13' 0" x 11' 0" (3.96m x 3.35m)

Having triple glazed aluminium window and door to side aspect, loose laid Karndean flooring and underfloor heating. Access to:

### En-Suite

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

Having a high level WC, vanity unit with LED illuminating mirror over, extractor unit, frosted glass windows and a Wifi enabled heated towel rail.

### First Floor Landing

Having bespoke handmade lighting to stairwell and landing, a feature apex window to side aspect. Access to bedrooms and bathroom.

### Master Bedroom

14' 4" x 23' 0" max (4.37m x 7.01m)

Having a vaulted ceiling, balcony overlooking the rear garden, skylight with Velux window, built-in dressing area and access to:

### En-Suite

7' 0" x 7' 4" (2.13m x 2.23m)

Having a wall mounted WC, hand wash basin unit with LED mirror over, walk-in shower with crittall fossett and privacy screen, Velux skylight, floating storage cabinet and a Wifi enabled heated towel rail.

### Bedroom 2

23' 5" x 13' 5" max (7.13m x 4.09m)

Having aluminum triple glazed window to front aspect, French doors giving access to a balcony, vaulted ceiling and underfloor heating.

### Bedroom 3

11' 1" x 12' 9" (3.38m x 3.88m)

Having Velux window, underfloor heating and a triple glazed aluminium window to side aspect.

### Bathroom

7' 2" x 10' 2" (2.18m x 3.10m)

Having a Velux window, aluminium framed triple glazed window to side aspect, walk-in shower arrangement, bathtub with floating WC and vanity unit with LED illuminating mirror over and a Wifi enabled heated towel rail.

### Outside Rear

Having a landscaped garden which is enclosed with fenced perimeters, a mature flower bed borders, timber built summer house with power and lighting. The garden is finished with a porcelain tiled patio area and access to the side of the property.

### Outside Front

Having ample parking provisions for multi vehicles and enclosed with a dwarfed walled perimeter, electrical supply to driveway entrance for future electrical gates if required and a Zappi EV car charger point integrated with Eddi device.





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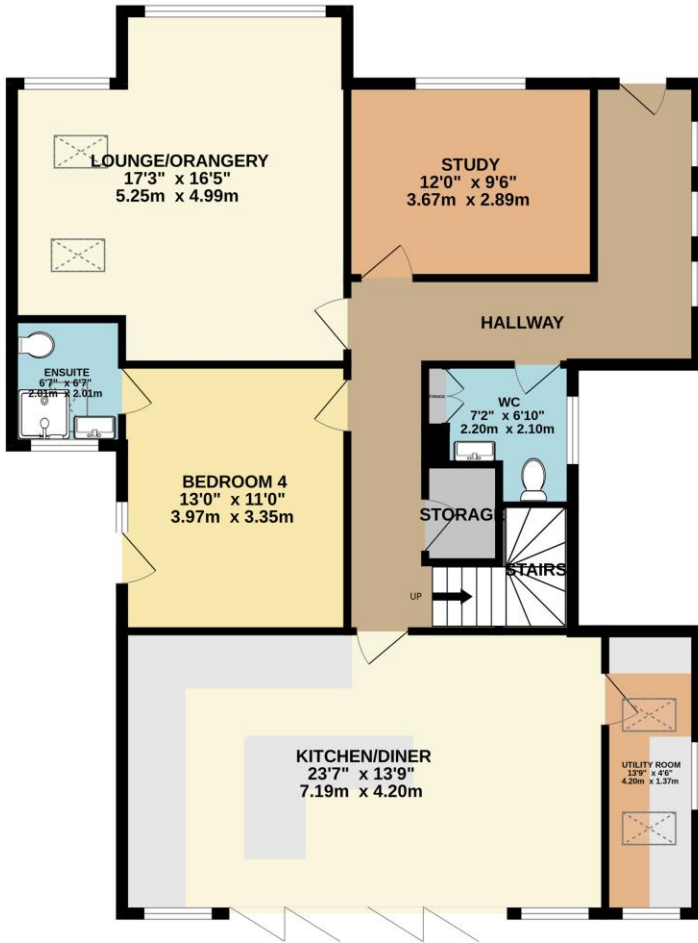


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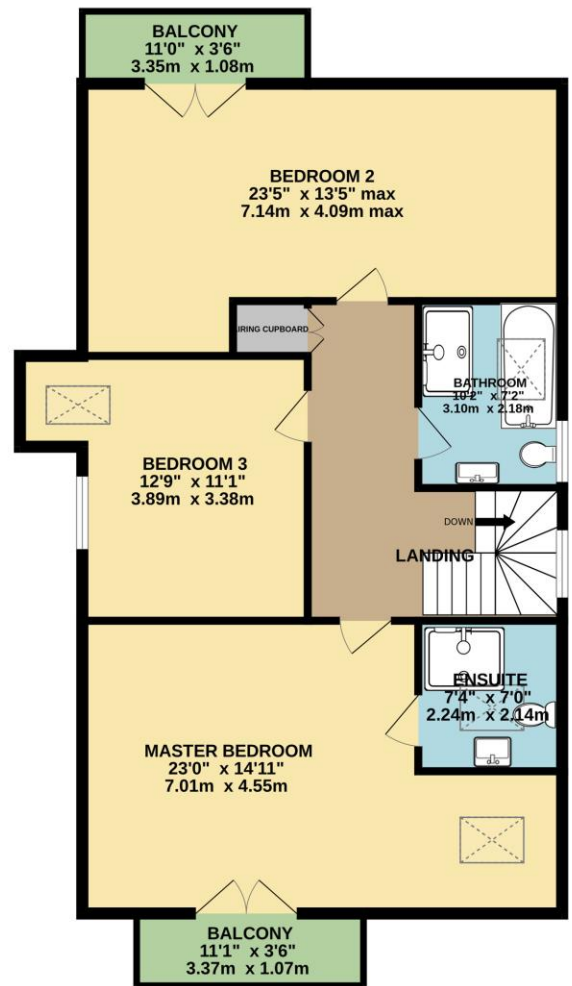


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GROUND FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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