

- Superb Detached Family House
- Fully Refurbished Throughout
- Excellent Cathedral Views
- Popular Uphill Location
- 4 Bedrooms & 2 Bathrooms
- Impressive 19'10" Kitchen Diner
- Driveway & Garage
- Generous Rear Garden

Yarborough Crescent, Uphill, LN1 3LU,
£519,000





BEAUTIFULLY REFURBISHED WITH CATHEDRAL VIEWS! Starkey&Brown are delighted to offer for sale this beautifully refurbished, bay fronted detached family home located within this popular uphill location, standing upon a generous south east facing plot with fantastic views of Lincoln Cathedral. The property has recently undergone a full scheme of modernisation works, with beautifully appointed accommodation which briefly comprises entrance porch, spacious entrance hallway with original stained glass door and mosaic tiled floor, WC/cloakroom, lounge with bay window, impressive 19'10 kitchen diner with cathedral view bay window and French doors onto the garden, and a useful boot room/utility. To the first floor there are four well proportioned bedrooms (two of which have superb Cathedral views), ensuite shower and a family bathroom with four piece bathroom suite. Outside the property has a resin and gravel driveway with space for at least two vehicles, 26ft garage with workshop area to the rear, and a generous size south-east facing garden which is mainly laid to lawn. NO CHAIN!! Council tax band: D. Freehold.



Entrance Lobby

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

Entrance Hallway

Having attractive mosaic tiled floor, radiator, stairs rising to first floor and understairs storage cupboard.

WC/Cloak Room

Having low level WC, pedestal wash hand basin with tiled splash backs, ceramic tiled floor, heated towel rail, original storage cupboard, wall mounted Worcester combination condensing central heating boiler (installed 2025), LED downlights and extractor.

Lounge

12' 0" excluding bay x 12' 0" excluding bay (3.65m x 3.65m)

Having electric log burner style fireplace with mosaic tiled hearth, large bow window to front aspect and radiator.

Kitchen Diner

19' 10" x 12' 10" excluding bay (6.04m x 3.91m)

Having kitchen area with a range of matching wall and base units, attractive marble effect slim profile work surfacing with matching upstands, peninsula unit with breakfast bar, single drainer sink unit with mixer taps over, built-in eye level Bosch oven, Bosch induction hob with integrated extractor, integral Bosch dishwasher, wood effect ceramic tiled floor, contemporary style vertical radiator, LED downlights, French doors overlooking the rear garden, dining area with radiator and large bow window overlooking garden with views of Lincoln Cathedral.

Boot Room/Utility

Having plumbing for washing machine and space for tumble dryer with attractive marble effect slim profile work surfacing over, space for a range of additional appliances, wood effect ceramic tiled flooring, LED downlights, electric wall heater and uPVC door leading to garden.

First Floor Landing

Master Bedroom

12' 0" x 9' 0" excluding bay (3.65m x 2.74m)

Having large bow window to front aspect and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, LED downlights and extractor.

Bedroom 2

12' 5" excluding bay x 11' 8" (3.78m x 3.55m)

Having large bow window to with excellent views of Lincoln Cathedral and Westgate Water Tower and radiator.

Bedroom 3

9' 4" min x 8' 4" (2.84m x 2.54m)

Having window with excellent views of Lincoln Cathedral, Westgate Water Tower and radiator.

Bedroom 4

11' 4" max x 7' 3" (3.45m x 2.21m)

Having radiator.

Family Bathroom

Having luxury 4 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower door, panelled bath with LED backlit bath panel, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, LED downlights, extractor and access to loft.

Outside Front

To the front of the property is a resin and gravelled driveway with parking space for at least 2 vehicles, outside lighting and access to garage/workshop.

Garage/Workshop

26' 0" x 7' 6" (7.92m x 2.28m)

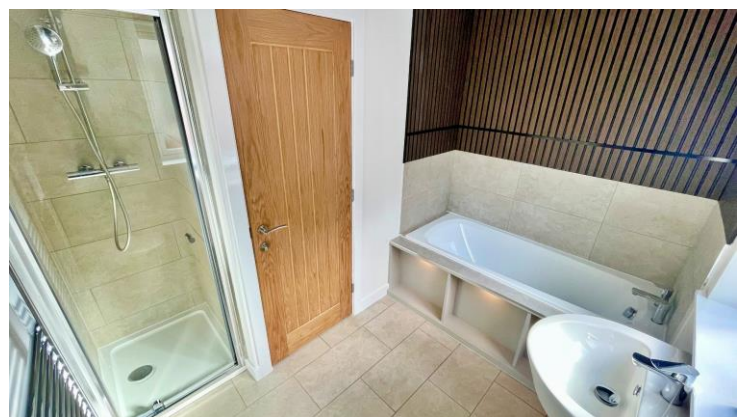
Having up and over door, power and light. Workshop to the rear and door leading to rear garden.

Outside Rear

To the rear of the property is a generous sized south-east facing garden which is mainly laid to lawn with tree bark borders, large paved patio area, outside lighting and cold water tap.

Agents Note

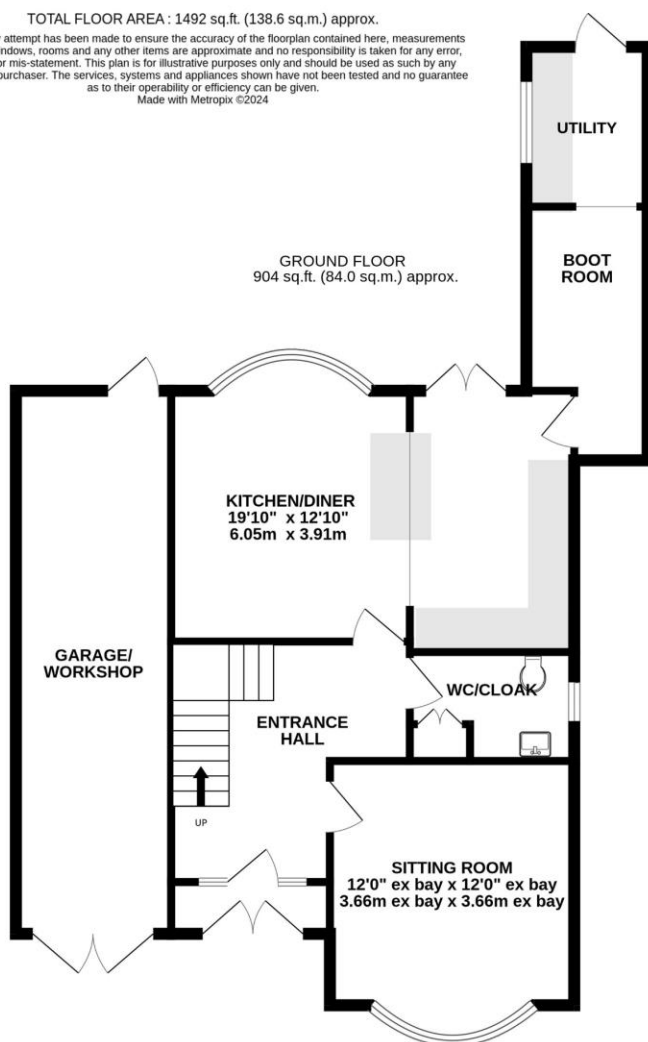
External photos of this property have been digitally enhanced to include the lawn.



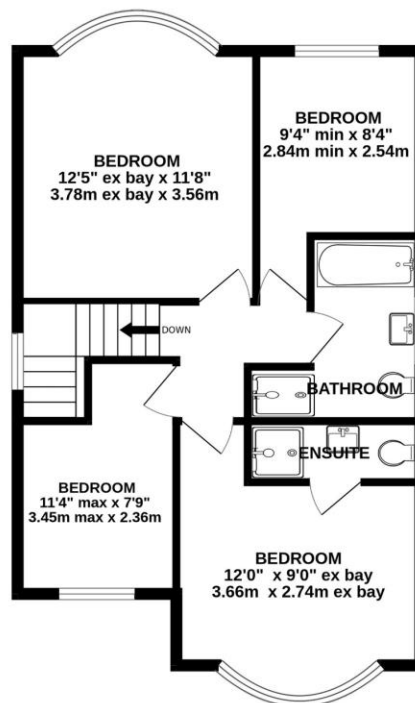


TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

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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1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



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Important Information:

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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