



- Modern Townhouse
- 4 Bedrooms
- 3 Floors
- 3 Bathrooms

- Lounge Diner With Bi-Folding Doors
- Landscaped Rear Garden
- Gated Development With Parking
- Close To Lincoln Cathedral & Bailgate

The Cloisters, Uphill, LN2 4AS,  
£270,000







Set within a short stroll to Lincoln Cathedral is this modern 3 storey townhouse standing tall in a private development. Yards away from the historic Bailgate area and Lincoln's Eastgate Tennis club, the property offers spacious accommodation over 3 floors and includes 4 bedrooms. The ground floor has a stylish kitchen with appliances, downstairs WC and a spacious lounge diner with bi-folding doors opening to the garden. To the first floor is a master bedroom with private en suite and access to bedroom 4 which is currently being utilised as a home office for two individuals. Rising to the top floor are 2 further double bedrooms which benefit from a second shower room. Externally the home comes with a landscaped rear garden which is easy to maintain and ideal for entertaining guests. Further benefits to the property includes secured parking via gates telecom system and gas central heating. Plenty of essential amenities are on offer nearby these include; Lincoln County Hospital, Lincoln castle, Steep Hill, Lincoln Minster School, University of Lincoln Bishop Grosseteste university. Council tax band: D. Freehold.



## Entrance Hall

Having frosted anthracite frame front door entry, single radiator, wood laminate flooring, telecom entry system and stairs rising to first floor.

## Kitchen

11' 3" x 7' 2" (3.43m x 2.18m)

Having eye and base level units with a metro style tiled surround, tiled flooring, integral appliances such as washing machine, dishwasher, oven with 4 ring hob and extractor hood over, fridge freezer, single radiator, wall mounted gas central heating boiler and uPVC double glazed window to front aspect.

## Downstairs WC

Having a low level WC, tiled flooring, pedestal hand wash basin unit, radiator and extractor unit.

## Lounge Diner

19' 3" x 12' 0" (5.86m x 3.65m)

Having wood laminate flooring, bi-folding doors to rear garden, radiator and understairs storage cupboard.

## First Floor Landing

### Master Bedroom

12' 0" x 11' 7" max (3.65m x 3.53m)

Having uPVC double glazed window to front aspect, double wardrobes (to remain), radiator and access to:

### En-Suite

5' 4" x 4' 1" (1.62m x 1.24m)

Having shower cubicle, extractor unit, low level WC, pedestal hand wash basin unit, tiled flooring and chrome heated towel rail.

### Bedroom 4

8' 4" x 12' 0" (2.54m x 3.65m)

Having uPVC double glazed window to front aspect and radiator.

### Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Having low level WC, pedestal hand wash basin unit, panelled bath, extractor unit, radiator, full tiled surround and flooring.

### Bedroom 2

11' 7" x 12' 0" (3.53m x 3.65m)

Having Velux window to rear aspect and radiator.

### Bedroom 3

11' 6" x 12' 0" (3.50m x 3.65m)

Having uPVC double glazed window to front aspect, radiator and airing cupboard housing hot water cylinder.

## Shower Room

6' 4" x 5' 1" (1.93m x 1.55m)

Having radiator, tiled flooring, corner shower cubicle, extractor unit, pedestal hand wash basin unit and low level WC.

## Outside Rear

Having an enclosed garden with fenced perimeters and having patio seating area.

## Outside Front

To the front of the property there is stepped access down to front entry. There is also 1 allocated parking space.

## Agents Note

We have been advised that the service charge for 2024 was as follows £1,057.93. Additional payment under Section 37 for £400 paid in full. Please contact Starkey&Brown for more information.



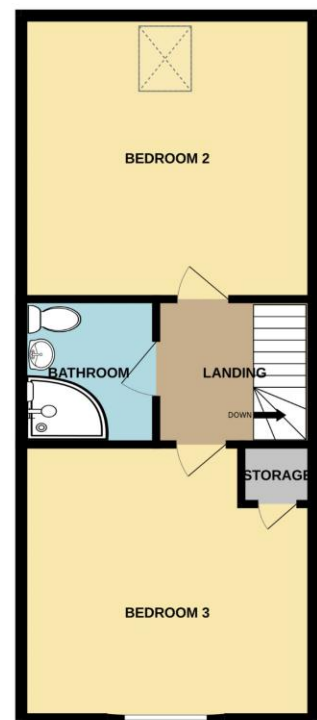
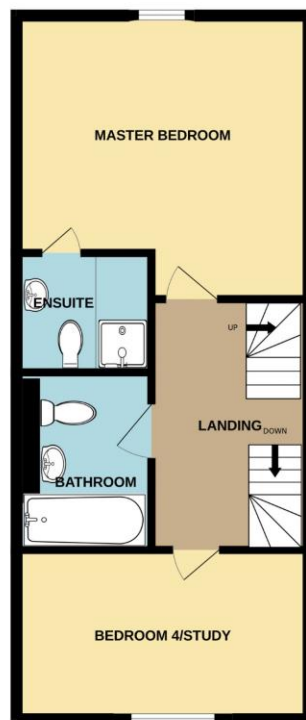
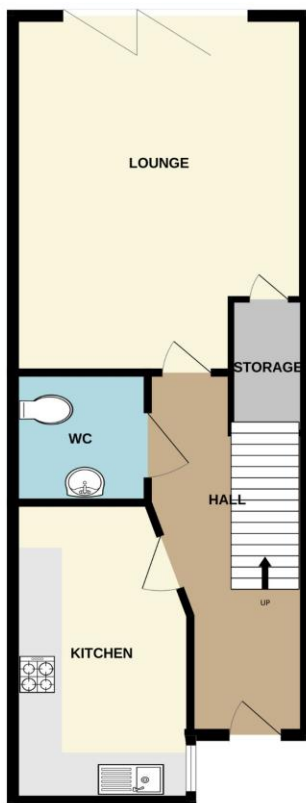




GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

2ND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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