



- 20th Century Period Home
- Semi-Detached House
- 4 Generous Bedrooms
- 2 Reception Rooms

- Kitchen Diner & Utility Room Extension
- Impressive Entrance Hall, Study & WC
- Non-Overlooked Rear Garden
- Driveway Parking & Garage

Lee Road, Uphill, Lincoln
Guide Price £600,000 - £635,000



Starkey&Brown is delighted to represent this 20th century period home built in the early 1900's. Having being purchased by the current owners in 2022 and undergone a full programme of refurbishment as well as a large kitchen diner and utility extension.

The property boasts a welcoming entrance hall with original patterned glass stained front door entrance, leading into a hallway with herringbone effect LVT flooring and period staircase. There are two reception rooms with a bay fronted sitting room, a formal dining room, an office and ground floor WC.

The ground floor is completed by a utility room which has a selection of fitted units at base and eye level with space and plumbing for laundry appliances and gives separate access to the rear garden. The highlight of the property is the kitchen diner measuring 18'6" x 16'8" and features a set of 3-panelled bi-folding doors and a sky lantern, a range of appliances as well as a kitchen island with a breakfast bar arrangement.

Rising to the first floor are 4 generous bedrooms, all accessed off a good landing with tall ceiling heights and a 4 piece bathroom suite with a rolled top claw-foot bath.

To the rear of the property is a non-overlooked garden which is mostly laid to lawn with a patio seating area. Ideal space for entertaining and relaxing with guests whilst also having a family-friendly space for outdoor activities. Parking is provided with a larger than average driveway with space for 2 vehicles, carport and access to a single garage. Lee Road is situated within the Uphill quarter of Lincoln city centre.

A highly desirable location which is well known for its period properties which enjoys large plots and is within walking distance to the historic Bailgate and Cathedral quarter.

Nearby amenities include supermarkets, a regular bus service to and from Lincoln city centre, Bishop Grosseteste University and Lincoln County Hospital.

For viewing requirements please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Porch

Having wood framed double doors leading into:

Entrance Hall

Having original patterned stained glass door entrance, LVT flooring, radiator, stairs rising to first floor and access to ground floor accommodation.

Ground Floor WC

Having low level WC, pedestal wash hand basin unit, radiator, LVT flooring and uPVC double glazed obscured window to side aspect.

Sitting Room

15' 9" into bay x 13' 10" (4.80m x 4.21m)

Having uPVC double glazed bay window to front aspect and radiator.

Dining Room

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

Having uPVC double glazed window to front aspect, radiator and a feature fireplace with decorative tiled inset.

Office

8' 8" max x 7' 0" (2.64m x 2.13m)

Having radiator and an understairs storage cupboard which houses the electric meter and consumer unit

Kitchen Diner - Extended in 2022. Designed by local architect Rob Bradley

18' 6" max x 16' 8" max (5.63m x 5.08m)

Having a range of eye and base level units with counter worktops and a range of integrated appliances. The appliances to stay include an integral oven with hob and extractor hood over, further plumbing and space additional appliances. The kitchen arrangement comes with a feature kitchen island, breakfast bar. Dining space comes with LVT flooring in a herringbone pattern with access to a 3 panelled bi-folding door leading onto the rear garden, wall mounted TV and power points, a feature sky lantern with LED downlights and 2 vertical radiators.

Utility Room - Part of the extension done in 2022

11' 6" x 7' 3" (3.50m x 2.21m)

Having a range of base and eye level units, space and plumbing for laundry appliances, sink and drainer unit. External door leading to rear garden.

First Floor Landing

16' 9" max x 6' 9" min (5.10m x 2.06m)

Having radiator, laid to carpet, stairs to ground floor, radiator, deep skirting board, glass panelled loft access. Access into bedrooms and family bathroom.

Master Bedroom

12' 9" x 12' 9" (3.88m x 3.88m)

Having uPVC double glazed window to front aspect with partial Cathedral view, deep skirting board and radiator.

Bedroom 2

12' 2" x 13' 9" (3.71m x 4.19m)

Having uPVC double glazed window to front aspect, radiator and deep skirting board.

Bedroom 3

10' 0" x 9' 0" (3.05m x 2.74m)

Having uPVC double glazed window to rear aspect, deep skirting board and radiator.

Bedroom 4

8' 9" x 7' 5" (2.66m x 2.26m)

Having uPVC double glazed window to rear aspect, radiator and views over the rear garden.

Bathroom

8' 9" x 9' 0" (2.66m x 2.74m)

Having a 4 piece suite comprising of a freestanding roll-top bath with claw foot finish, shower cubicle with metro tiled style surround, classic pedestal Burlington wash hand basin unit, classical low level WC, classical radiator with towel stand, traditional wooden panelled finish, LVT flooring and 2 uPVC double glazed obscured windows to rear aspect.

Outside Rear

Having an enclosed garden with fenced perimeters, being non-overlooked. Mainly laid to lawn with a patio seating area ideal for entertaining and relaxing, external power and water source.

Outside Front

Having driveway parking with carport. Being paved with hedged and a dwarfed walled perimeter. Access to a single garage.

Single Garage

Having up and over door, power and lighting.





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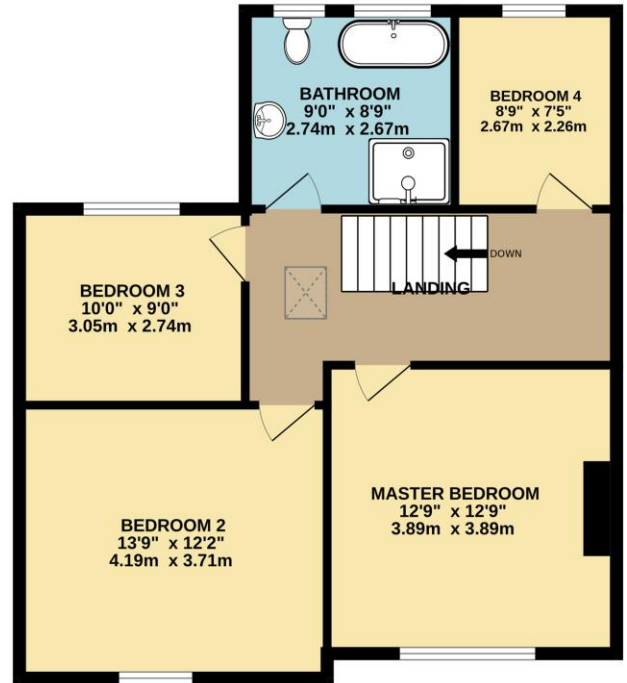
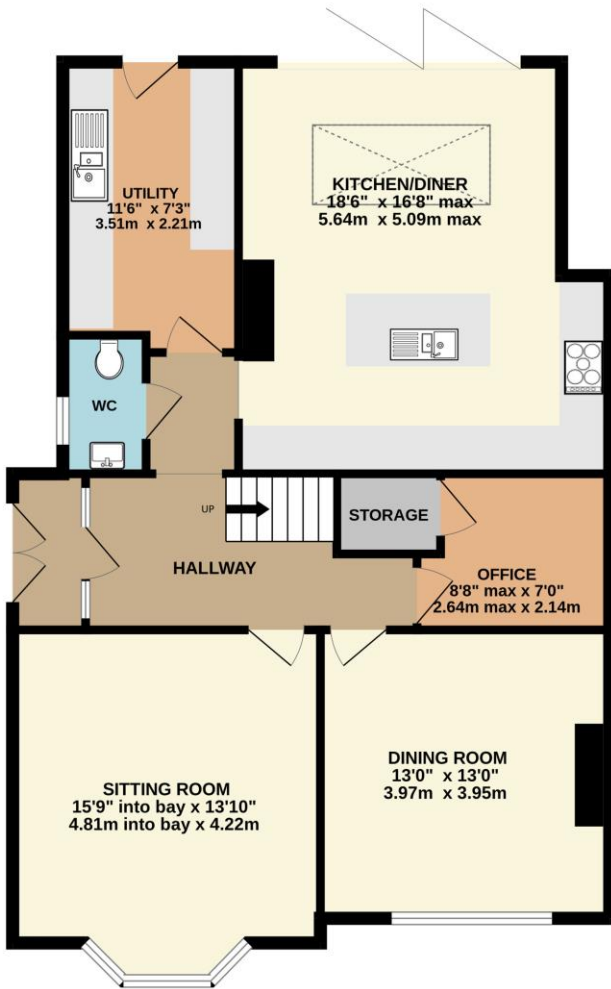
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GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

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