

- Delightful Character Cottage
- Prime Uphill Location
- Next To Lincoln Castle
- 2 Bedrooms

- Lounge Diner With Log Burner
- Cellar
- Cottage Style Garden
- Off Street Parking

Union Road, Uphill, LN1 3BJ,
£225,000





Located within a prime uphill location, immediately next to Lincoln Castle and only a short stroll away from Lincoln Cathedral and a wide range of bars and restaurants, is this delightful character cottage on Union Road. Built in circa 1850, Little Willie Cottage is affectionately named after the world's first tank, Little Willie, designed and built in Lincoln. The property is a well presented cottage which has most recently been used as a successful holiday let, generating healthy revenues and is being sold fully furnished. Accommodation briefly comprises 21'2 lounge diner with log burner fireplace, modern kitchen with door leading to rear garden, well maintained cellar with excellent head height, first floor landing, two bedrooms and modern first floor shower room. Outside the property has a pleasant cottage style garden and rarely available off street parking. Call today to view!! Council tax: A. Freehold.



Lounge Diner

Having part glazed front entrance door, feature cast iron log burner fireplace, laminate wood effect flooring and 2 radiators. Door to cellar and door with stairs to first floor.

Kitchen

8' 2" x 7' 6" max (2.49m x 2.28m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, washing machine, fridge, attractive tiled effect vinyl flooring, Viessmann combination condensing central heating boiler (installed 2020 and service annually), part glazed door leading to rear and parking.

Cellar

12' 0" to include stairs x 9' 3" (3.65m x 2.82m)

Having 6'10" max head height and skylight window to rear, radiator, power and light.

First Floor Landing

Having access to loft.

Bedroom 1

13' 3" into wardrobes x 10' 4" (4.04m x 3.15m)

Having fitted wardrobes, exposed wooden flooring and radiator.

Bedroom 2

10' 6" x 5' 7" (3.20m x 1.70m)

Having window with views over the castle walls and water tower, exposed wooden flooring and radiator.

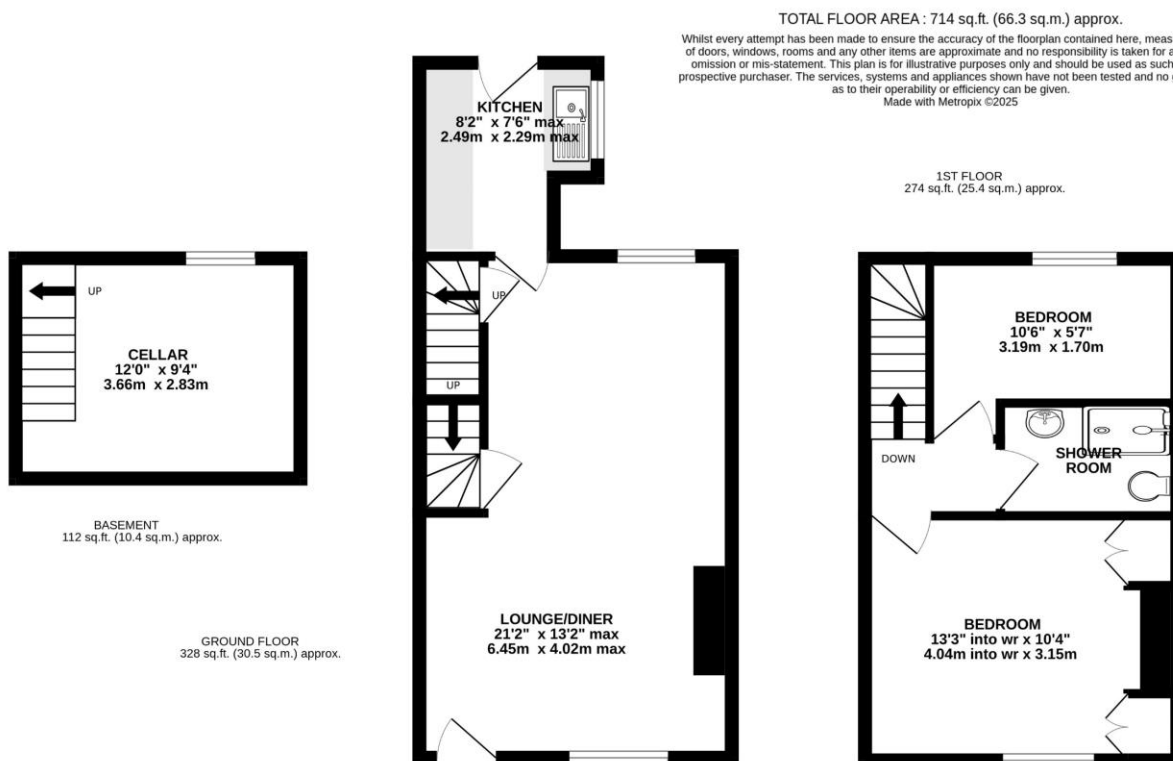
Shower Room

Being refurbished in 2021 and having 3 piece suite comprising large walk-in shower cubicle with electric shower appliance and glass shower screen, pedestal wash hand basin, low level WC, attractive ceramic tiled floor, LED downlights and extractor.

Outside Rear

To the rear of the property is a cottage style garden. With views of the Castle wall and comprising patio and gravelled areas with a wide variety of plants and shrubs, outside lighting. Gate to side and off street parking space accessed via five-bar gate to the rear.





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