

- Semi-Detached Family Home
- Superb Cathedral Viewing
- 3 Bedrooms
- 17'6" Lounge With Patio Doors

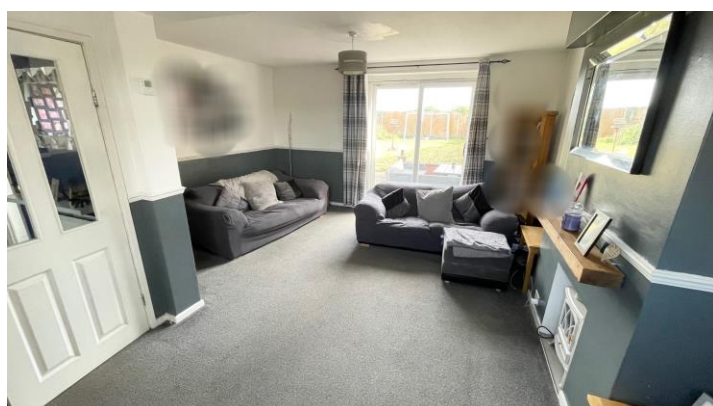
- Solar Panels
- 10'8" Kitchen
- Driveway For 2 Cars
- Generous South-Facing Garden

Anzio Crescent, Uphill, LN1 3PX,
£245,000





FAMILY HOME WITH STUNNING CATHEDRAL VIEWS. Starkey&Brown is pleased to offer for sale this spacious semi-detached family home which stands upon a generous south-facing garden and superb views of Lincoln Cathedral. The property benefits from a modern central heating boiler and solar panels which generate healthy revenues and has accommodation which briefly comprises spacious entrance hallway, ground floor WC, 17'6" lounge diner with sliding patio door leading onto the rear garden, kitchen, side entrance passage, useful brick built outbuilding, first floor landing, 3 well proportioned bedrooms and a first floor bathroom. Outside the property benefits from a driveway with space for 2 vehicles and a fully enclosed south-facing garden. Call today to view. Council tax band: A. Freehold.



Entrance Hallway

Having uPVC front entrance door, wood effect vinyl flooring, radiator, stairs rising to first floor and a feature circular window to front aspect.

Lounge Diner

17' 6" max x 15' 0" MAX (5.33m x 4.57m)

Having radiator, dado rail and south-facing sliding patio door overlooking the garden.

Kitchen

10' 8" x 10' 8" (3.25m x 3.25m)

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, space for full height fridge freezer, plumbing for washing machine, storage cupboard, concealed Worcester combination condensing central heating boiler (installed 2020 and serviced annually), tiled effect vinyl flooring and radiator.

Side Entrance Passage

Having doors to front and rear. Door leading into kitchen and useful brick built outbuilding.

First Floor Landing

Having radiator and access to insulated and part boarded loft with power and light.

Bedroom 1

14' 2" x 9' 2" (4.31m x 2.79m)

Having window to rear with superb Cathedral views, built-in double wardrobe, additional built-in storage cupboard and radiator.

Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m)

Having window to rear aspect with superb Cathedral views, built-in double wardrobe, additional built-in storage cupboard and radiator.

Bedroom 3

9' 10" max x 8' 3" max (2.99m x 2.51m)

Having built-in wardrobe and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, radiator and part tiled walls.

Outside Front

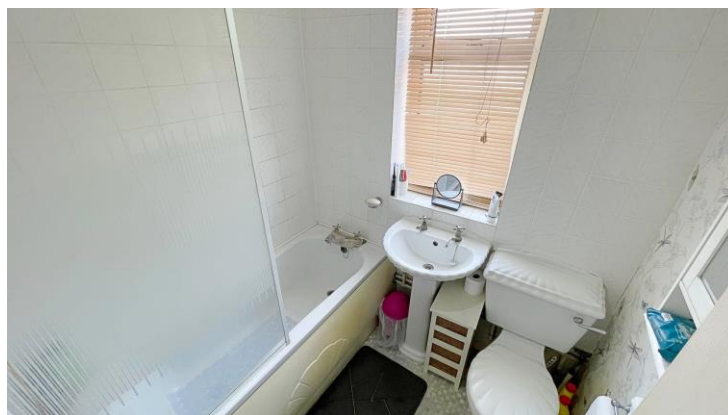
To the front of the property is a lawned garden with outside lighting and gravelled driveway with space for 2 vehicles.

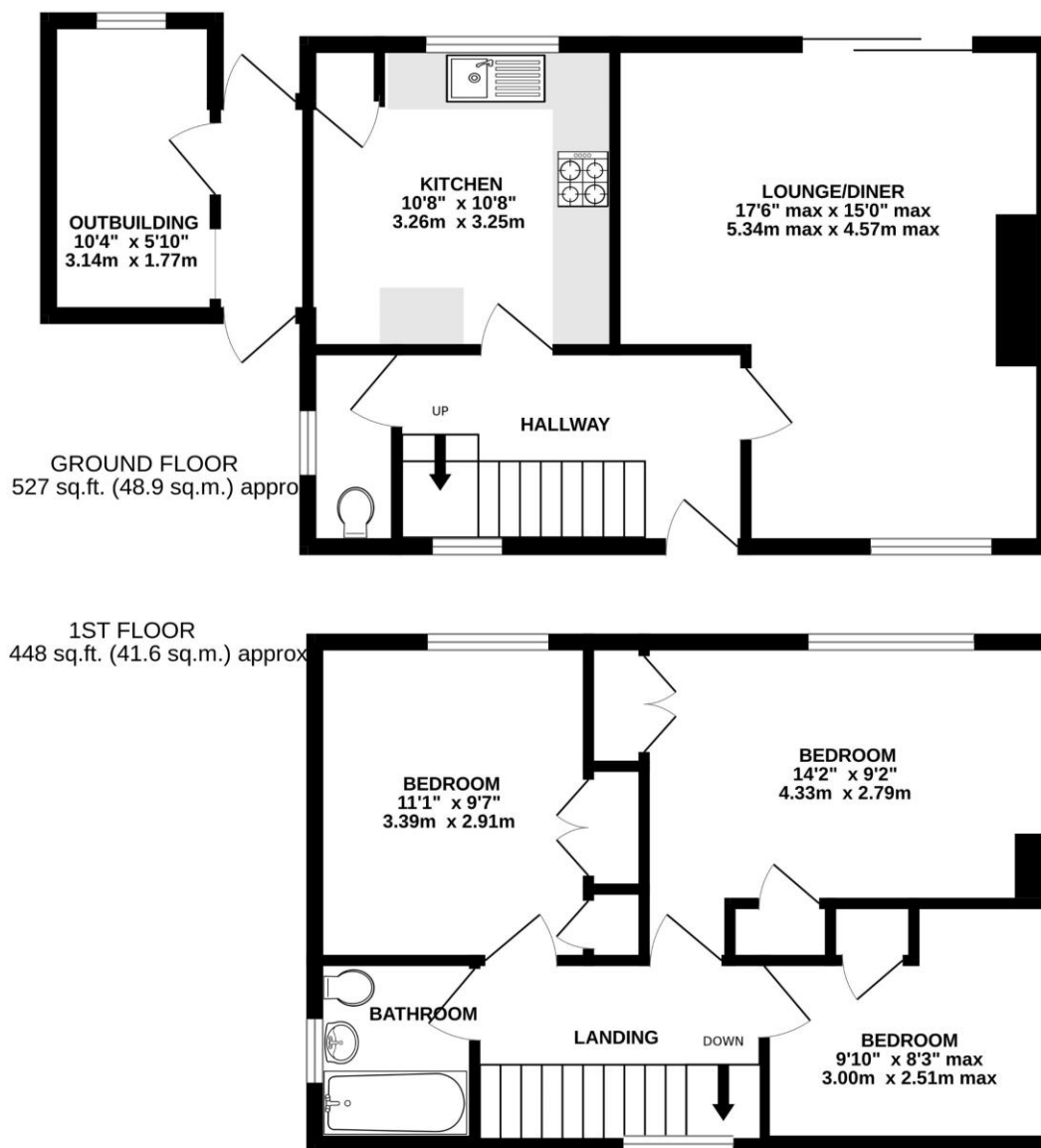
Outside Rear

To the rear of the property is a fully enclosed south-facing and generous sized garden which offers an excellent degree of privacy being mainly laid to lawn with large paved patio area, outside lighting and cold water tap.

Agents Note

The property benefits from solar panels which are owned outright and generate healthy revenues as well as substantially reduced utility bills. Call today for further information.





TOTAL FLOOR AREA : 975 sq.ft. (90.6 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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE