



- Sought After Uphill Location
- Detached Double Garage With Electrics
- 4 Generous Reception Rooms
- Separate Study Room
- 4 Generous Bedrooms
- Ample Driveway & Private Rear Garden
- Owned Outright Solar Panels
- New Boiler Fitted 2024

Riseholme Road, Uphill, LN1 3SP
Offers In Region Of £525,000



Rare opportunity for a substantial detached family home in the sought after area of Uphill Lincoln. Set within Lincoln's most desirable areas with a close walk to the historic Bailgate and Cathedral quarter. This property offers over 2600 sq ft of accommodation providing exceptional and versatile space for family living.

Accommodation briefly comprises a welcoming entrance, leading into hallway, spacious lounge with a feature fireplace, 3 reception rooms, kitchen, a downstairs WC, back porch and a utility room. Rising to the first floor are 4 generous bedrooms, shower room and a family bathroom. To the front of the property there is driveway parking and access to a double garage. To the rear of the property there is a private enclosed garden perfect for entertaining and relaxing with guests.

Riseholme Road is conveniently located in the Uphill quarter of Lincoln city centre and sits within easy reach to a range of essential amenities such as retailers and supermarkets on Wragby Road, regular bus service to and from Lincoln city centre, access to A46 and A15, schooling at primary and secondary levels, Lincoln University and Bishop Grosseteste University and Lincoln County Hospital.

Council tax band: E. Freehold.



Entrance

A uPVC door into:

Traditional Porch

Two double-glazed windows to the side with a decorative stained glass panel. Carpeted with an internal door. Access to:

Hallway

Carpeted, coving, wooden staircase, an understairs cupboard, and a radiator. Access to study, lounge, dining room, kitchen, and utility.

Lounge

19' 11" x 13' 11" (6.07m x 4.24m)
A uPVC double-glazed window to the front aspect, a uPVC double-glazed window to the side aspect, coving, carpet, and a feature dark-wood fireplace with mantle-piece, 2 wall-mounted lights, a radiator, and a chandelier-style light fitting.

Dining Room

15' 11" x 11' 11" (4.85m x 3.63m)
Having a uPVC double-glazed bay window to the side aspect, laminate flooring, 2 wall-mounted lights, a radiator, a uPVC double-glazed French doors leading into a conservatory with internal windows to the side.

Conservatory

12' 1" max x 10' 11" max (3.68m x 3.32m)
Being of brick-built construction, double-glazed windows with stained glass rose effect, tiled flooring, and a uPVC double-glazed door to the rear aspect.

Kitchen

10' 1" x 10' 0" (3.07m x 3.05m)
Having uPVC double-glazed window to the rear aspect, base and wall units, counter worktops, integrated double-oven, 2-ring gas hob, and a 4-ring electric hob, extractor hood, tiled splashback, stainless steel sink and drainer unit, plumbing for dishwasher, wood effect laminate flooring, space for fridge freezer, and a radiator. Access to:

Utility

10' 0" x 8' 5" (3.05m x 2.56m)
Having laminate flooring, a range of base and wall units and worktops, partially tiled, uPVC double-glazed window to the side aspect, internal window to back porch, plumbing for washer/dryer, stainless steel sink with drainer, and a radiator. Access to back porch and WC.

Back Porch

9' 10" x 8' 5" (2.99m x 2.56m)
Having a uPVC double-glazed door to the rear aspect, a boiler (replaced in 2024, serviced 2025 with a warranty), 2 double-glazed windows to the side of the door, tiled flooring, LED lighting, a radiator, and counterworks.

WC

Having uPVC double-glazed frosted window to side aspect, partially tiled, low-level WC, wash hand basin with built-in storage, laminate flooring, and storage cupboard with fuse board.

Study

12' 10" x 8' 5" (3.91m x 2.56m)
A large double-glazed window to the front and side aspects, carpeted, and a radiator.

First Floor Landing

Carpeted with curved stairs, coving, a double-glazed window to the rear aspect, loft access (half flooring and rafters), and a radiator.

Bedroom 1

20' 4" x 13' 11" (6.19m x 4.24m)
Having coving, carpeted, 2 double-glazed windows to the front aspect, a uPVC double-glazed window to the side aspect, 2 wall-mounted lights, a radiator, and 2 built-in wardrobes.

Bedroom 2

14' 10" x 11' 6" (4.52m x 3.50m)
Carpeted, coving, uPVC double-glazed window to the front aspect, a uPVC double-glazed window to the side aspect, a fitted wardrobe, and a radiator.

Bedroom 3

17' 5" x 9' 0" (5.30m x 2.74m)
Carpeted, coving, uPVC double-glazed window to the front and side aspects, and a radiator.

Bedroom 4

10' 8" x 8' 0" (3.25m x 2.44m)
Coving, carpeted, uPVC double-glazed window to the front aspect, and a radiator.

Family Bathroom

10' 5" x 8' 11" (3.17m x 2.72m)
Having a wooden panelled bath with a handheld shower, a traditional style ceramic sink, a frosted window to the rear aspect, a low-level WC, vinyl flooring, a built-in storage cupboard, and a radiator.

Shower Room

9' 10" x 5' 5" (2.99m x 1.65m)
Having a frosted window to the rear aspect, a traditional style WC, built-in storage, a corner shower unit with electric shower, partially tiled, and vinyl wood style flooring.

Outside Front

Having ample driveway parking with a double garage.

Double Garage

22' 5" x 18' 2" (6.83m x 5.53m)
Having newly installed electric doors. Power and electrics, and a window to the rear aspect.

Outside Rear

Being mostly laid to lawn with a fenced perimeter, a variety of shrubs and hedges, a greenhouse, wooden shed (to remain with the sale of the property). Access leading to the front of the property.

Agents Note

Solar panels installed in November 2012, owned outright. More information to follow.





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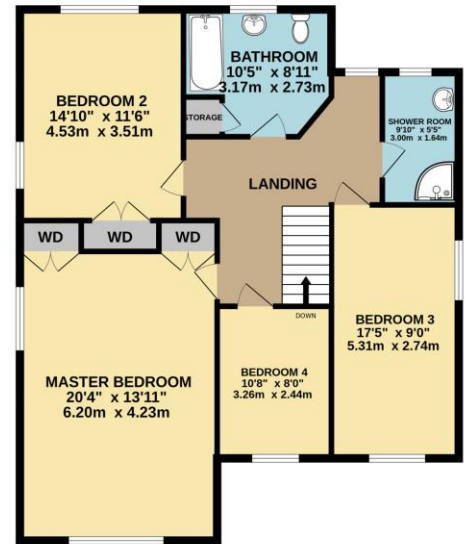


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GROUND FLOOR
1604 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2621 sq.ft. (243.5 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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