



- Extensive Detached Family Home
- Approx 2,000 Sq Ft
- 4 Bedrooms & Bathrooms
- Programme Of Modern Refurbishments
- 4 Reception Rooms Including Study
- Landscaped Gardens & Parking
- Uphill Location
- Walk To Lincoln's Cathedral Quarter

Broadway Close, Uphill, LN2 1SW  
£475,000





Enjoying a popular Uphill location is this extensive detached family home boasting 4 bedrooms over 2 floors. Measuring approximately 2,000 sq ft the property comes with ample ground floor living accommodation - ideal for socialising and entertaining.

The current owners have lived at the property for approximately 7 years and have carried out a programme of modern refurbishments throughout. Ground floor comprises of a welcoming entrance hall which leads into a stylish kitchen diner with a range of integrated appliances, a separate formal dining room with a bay window, a lounge with a second bay window creating a cosy and relaxed environment -ideal for family time and movie nights. The centre point of the home is a modern living room with a feature media wall with twin French doors leading onto the rear garden and access conveniently from the kitchen, whilst also giving access to a downstairs WC and a utility room. Completing the ground floor is a recently converted study perfect for working from home. Rising to the first floor are 4 bedrooms, with the master featuring a period bay window, built-in wardrobes and a newly upgraded en-suite shower room. There are 3 further bedrooms which all benefits from the use of a 3-piece family bathroom suite.

Outside to the rear is a landscaped garden which comes with flowerbeds, sleepers, a newly fitted fence and a recently constructed garden shed, external power and patio seating area ideal for enjoying the warm summer months.

Further benefits of the property includes gas central heating throughout, air conditioning and underfloor heating to the master bedroom, a modern gas boiler and off street parking for multiple vehicles and EV charging point to the front of the property.

Broadway Close is a short 10 minute walk from the Cathedral quarter which has access to a wealth of amenities such as Bailgate, Lincoln Castle and nearby to Lincoln County Hospital.

For further details and viewing requests. Please contact Starkey&Brown. Council tax band: E. Freehold.



**Entrance Hall**

Newly fitted composite front door, stairs rising to the first floor with an understairs storage cupboard and 2 uPVC double-glazed windows, laminate wood effect flooring. Access to the dining room and kitchen diner.

**Dining Room**

12' 0" x 14' 8" max into bay (3.65m x 4.47m)  
uPVC double-glazed bay window to the front aspect, wood effect laminate flooring, a radiator, coved ceiling, LED downlights and opening into:

**Lounge**

17' 11" x 15' 0" plus bay (5.46m x 4.57m)  
A uPVC double-glazed window, wood-effect laminate flooring, and 2 radiators. Double doors leading into:

**Living Room**

13' 1" x 24' 1" (3.98m x 7.34m)  
Newly fitted media wall with a feature electric fireplace, 2 French doors, tiled flooring, and 2 radiators. Access to:

**Utility**

Space for laundry appliances.

**Downstairs WC**

6' 0" x 2' 11" (1.83m x 0.89m)  
Low-level WC, wall-mounted hand wash basin unit, porcelain tiled flooring, metro tiled surround, LED ambient lighting, uPVC double-glazed window.

**Inner Hall**

With storage. Leading onto a recently converted study.

**Study**

6' 9" x 8' 5" (2.06m x 2.56m)  
Ideal working from home space, a radiator, a floor-to-ceiling window, and a separate fuse box.

**Kitchen Diner**

15' 3" x 17' 10" (4.64m x 5.43m)  
Wren kitchen is approximately 10 years old. Eye and base level unit with handleless finish. Quartz worktops and a large kitchen island, sink, and drainer unit. Integrated appliances such as a fan and a conventional oven with a plate warmer, a microwave, a wine cooler, a CDA extractor, and a 5-ring Neff hob, an integrated dishwasher, space and plumbing for further appliances, with a fridge freezer available by separate negotiation. Two Velux skylights, 2 radiators, external door leading onto the front plot.

**First Floor Landing**

Airing cupboard with shelving, access to bedrooms, and a bathroom. Loft access - insulated, no ladder, no boarding.

**Master Bedroom**

17' 11" into wardrobe x 16' 11" into bay (5.46m x 5.15m)  
Built-in wardrobes, a uPVC double-glazed bay window to the front aspect, and a fitted Mitsubishi electric air conditioning and thermostat control for underfloor heating.

**En-Suite**

7' 7" x 4' 4" (2.31m x 1.32m)  
Marble effect tiled flooring, a low-level WC, hand wash basin unit, a chrome heated hand towel rail, high-level uPVC double-glazed window, ambient lighting, and a walk-in rainfall shower with aquaboard surround.

**Bedroom 2**

11' 4" x 9' 2" (3.45m x 2.79m)  
Space for a wardrobe, a uPVC double-glazed window, wood effect laminate flooring, coved ceiling, and LED downlights.

**Bedroom 3**

10' 8" x 9' 3" (3.25m x 2.82m)  
Built-in wardrobes, a radiator, and a uPVC double-glazed window.

**Bedroom 4**

7' 6" x 8' 7" (2.28m x 2.61m)  
Feature wood panelling, a uPVC double-glazed window, wood laminate flooring, and a radiator. Access to:

**Walk-In Dresser**

With hanging rail, shelving, and sensor light.

**Bathroom**

8' 4" x 5' 11" (2.54m x 1.80m)  
Bath with mains-fed shower, a low-level WC, chrome heated hand towel rail, tiled flooring and tiled surround, uPVC double-glazed obscured window to the side aspect, and a Logic Plus combination boiler.

**Outside Rear**

Landscaped garden with a newly fitted fence, mostly laid to lawn with a patio seating area, external power source, sleepers with flowerbeds, gated access, and a newly constructed timber-built garden shed.

**Outside Front**

Gravelled driveway with parking for a minimum of 2 vehicles and an EV charging point.







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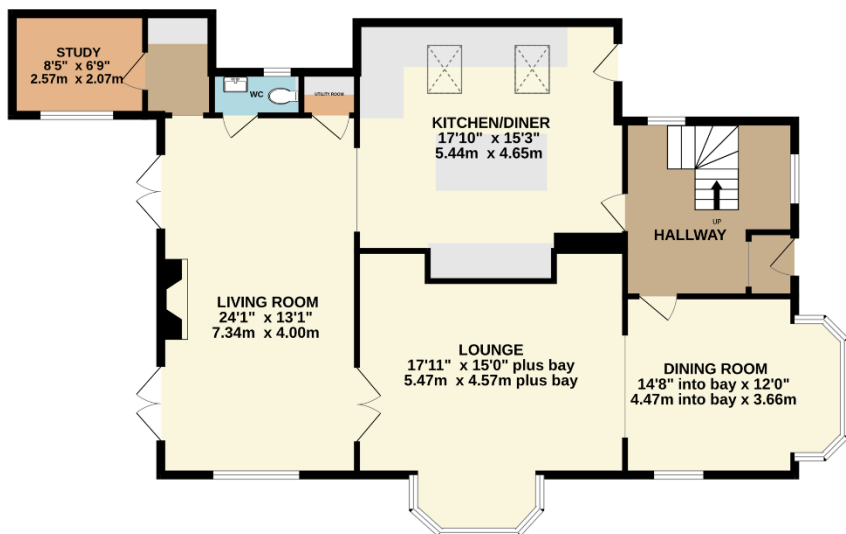
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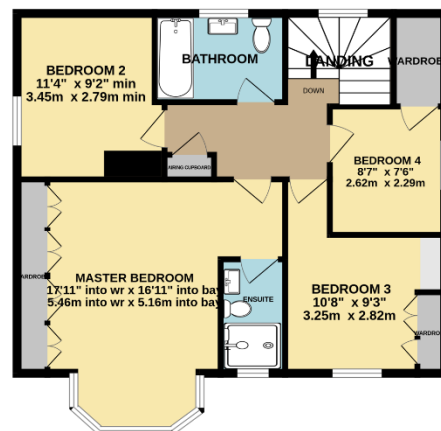


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GROUND FLOOR  
1289 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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