



- Victorian Terrace Property
- Two Reception Rooms
- Original Character Features
- Rear Lobby

- Downstairs Bathroom & En-Suite To Master Bedroom
- Three Generous Bedrooms
- Prime Uphill Location
- Well Presented Throughout

Cecil Street, Uphill, LN1 3AU
£270,000





Starkey&Brown are delighted to present this well-presented and well-maintained three-bedroom mid-terrace home. Situated in the ever-popular Cecil Street, located in the highly sought-after Uphill area of Lincoln. This property is positioned within easy walking distance to the Bailgate, Lincoln Cathedral, and a wide range of shops, cafes, and local amenities. A rare opportunity to enjoy city living in one of Lincoln's desirable areas. Accommodation briefly comprises an inviting lounge and a separate dining room providing excellent space for family living/entertaining, a modern and contemporary fitted kitchen with storage and workspace, leading a well-appointed ground floor bathroom. Rising to the first floor, there are three well-proportioned bedrooms, including a spacious master bedroom with its own en-suite. To the rear of the property, this home enjoys a long rear garden - ideal for those who enjoy entertaining. Council tax band: B. Freehold.

uPVC composite door leading to:

Entrance Hall

Staircase rising to the first floor. Access to:

Lounge

13' 2" x 11' 9" (4.01m x 3.58m)

A uPVC bay window to the front aspect, carpeted, an electric fireplace, fitted shelving, and a radiator.

Dining Room

11' 9" x 11' 5" (3.58m x 3.48m)

A uPVC double-glazed window to the rear aspect, laminate flooring, an under-stairs storage cupboard, and additional built-in cupboards and a radiator.

Kitchen

8' 5" x 6' 4" (2.56m x 1.93m)

A range of base and wall units with wooden countertops, a uPVC double-glazed window to the side aspect, an electric oven with overhead extractor, 4-ring electric hob, plumbing for a washing machine, an integral dishwasher, stainless steel sink with mixer tap, space for a fridge freezer, and tiled flooring. Access to:

Rear Lobby

A composite rear door leading to the rear garden, a boiler cupboard, boiler fitted in 2017, and serviced annually. Further access to:

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

A uPVC frosted double-glazed window to the side aspect, a 3-piece suite comprising a low-level WC, a wash hand basin with storage beneath, a panelled bath with an overhead shower, vinyl flooring, tiled walls, and an extractor fan.

First Floor Landing

Access to loft - boarded, ladder, and further insulation has been added. Access to bedrooms.

Master Bedroom

11' 10" x 11' 9" (3.60m x 3.58m)

Having a uPVC double-glazed window to the rear aspect, original wood flooring, original fireplace feature, and a radiator. Access to:

En-Suite

Having a low-level WC, a wash hand basin, tiled flooring, and fitted shelving.

Bedroom 2

13' 7" x 6' 11" (4.14m x 2.11m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 3

8' 6" x 8' 0" (2.59m x 2.44m)

Having a uPVC double-glazed window to the front aspect, carpeted, original fireplace feature, and a radiator.

Outside Front

Permit parking.

Outside Rear

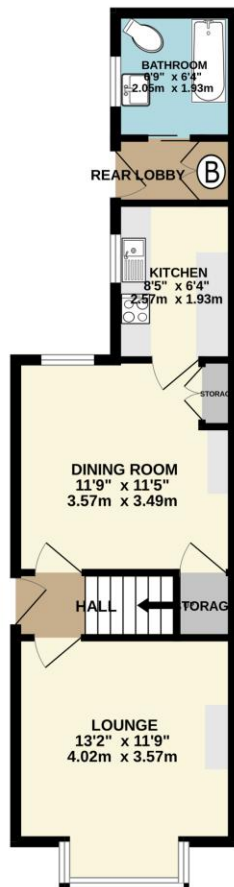
Low-maintenance garden with a wooden shed, shrubs, and hedges. Access to the alleyway leading to the front of the property.





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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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.

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