



- Rare Opportunity Home
- En-Suite Shower Room
- Additional Loft Room
- Sought After Street
- Three-Double Bedrooms
- Landscaped Rear Garden With Outbuilding
- Well-Presented Throughout
- Modern Kitchen & Separate Dining Room

Cecil Street, Uphill, LN1 3AT
£300,000





SPACIOUS & BEAUTIFULLY PRESENTED PERIOD HOME IN A PRIME LINCOLN LOCATION! Starkey&Brown are delighted to offer for sale this attractive and deceptively spacious three-bedroom mid-terrace property situated on Cecil Street, a highly desirable and well-connected residential area just a short distance from Lincoln City Centre. The property has been thoughtfully updated while retaining its period charm, offering generous living space arranged over three floors, making it an excellent choice for families, first-time buyers, and investors alike. The accommodation briefly comprises an entrance hall, a bright and inviting bay-fronted lounge, a modern fitted kitchen, and a separate dining room, ideal for everyday living and entertaining, along with a well-appointed contemporary ground-floor bathroom. On the first floor, there are three generous bedrooms, including a bedroom benefiting from a modern ensuite shower room. In addition, the property features a converted loft space, which provides valuable extra room; however, we are advised that this area does not currently hold building regulations approval. Outside, the property boasts a beautifully landscaped rear garden which has been designed to create a private and attractive outdoor space. There is also a useful outbuilding offering excellent storage or scope for workshop or hobby use. Cecil Street enjoys excellent access to a wide variety of amenities, including schools, cafes, restaurants, with regular bus routes and pedestrian links providing easy access into Lincoln City Centre and the historic Cathedral Quarter. This superb position, combined with the property's size and presentation, makes it a fantastic opportunity not to be missed. Council tax band: B. Freehold.



Shared access passageway to:

A composite front door. Leading to:

Entrance Hall

Carpeted, staircase rising to the first floor, an understairs storage cupboard, and a radiator. Access to:

Lounge

14' 7" x 12' 5" into bay (4.44m x 3.78m)

A uPVC double-glazed bay window to the front aspect, an original fireplace feature with a mantle piece, carpeted, a radiator, and 2 wall-mounted lights.

Kitchen

12' 5" x 12' 5" (3.78m x 3.78m)

A range of base and wall units with worktops, a uPVC double-glazed window to the rear aspect, and a composite sink with mixer tap, integral dishwasher, plumbing and space for a washing machine, space for a fridge freezer, 4-ring gas hob with extractor, integral oven and plate warmer, wine fridge, shelving with LED lighting, laminate flooring, plinth heater and an original fireplace feature. Open access to:

Dining Room

11' 4" x 7' 4" (3.45m x 2.23m)

French doors leading to the rear aspect, vinyl flooring, boiler - serviced, and a radiator. Access to:

Family Bathroom

A four-piece suite comprising a walk-in shower cubicle with tiled walls, a panelled bath with handheld shower, a wash hand basin with understorage, a low-level WC, a velux window, a radiator, and an extractor fan.

First Floor Landing

Carpeted, staircase to the loft room, airing cupboard with immersion tank - replaced in 2022. Access to bedrooms.

Bedroom 1

12' 6" x 12' 5" (3.81m x 3.78m)

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

Bedroom 2

13' 8" x 8' 4" max (4.16m x 2.54m)

A uPVC double-glazed window to the rear aspect, carpeted, and a radiator. Access to:

En-Suite

Three-piece suite comprising a low-level WC, wash hand basin with understorage, walk-in shower cubicle, tiled walls, and an extractor.

Bedroom 3

13' 3" x 8' 4" (4.04m x 2.54m)

A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Second Floor

Loft Room

Velux window looking out to the rear aspect and carpeted. Currently being used for storage.

Outside Rear

Landscaped garden done in 2023, including the render of the outbuilding. Artificial turf with a small patio area. Additional land to the back of the outbuilding.

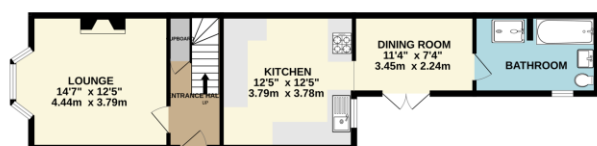
Outside Front

Permit parking.

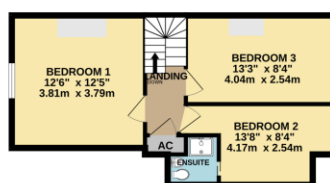




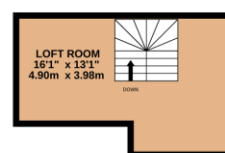
GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 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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