



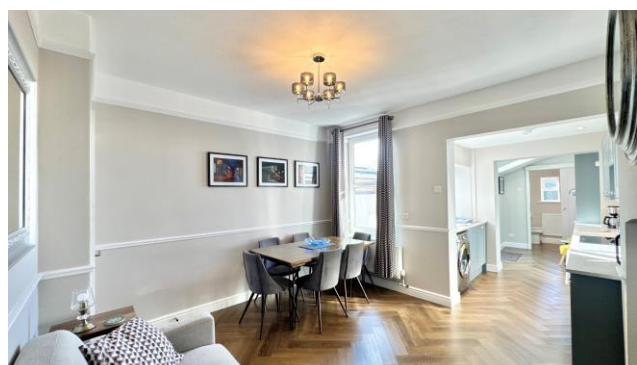
- No Onward Chain
- Refurbished End Terrace Home
- Three Bedrooms & Two Bathrooms
- Two Reception Rooms
- Located Adjacent To Ellis Mill
- Ten Minute Walk To Lincoln Cathedral
- Bailgate/Uphill Living
- Immaculately Presented Throughout

Mill Road, Uphill, LN1 3JJ
£299,950





Situated in Lincoln's prestigious Uphill area, adjacent to the historic Grade II listed Ellis Windmill, is this exceptional end-of-terrace house presenting a rare combination of character and luxurious modern living. Meticulously refurbished by the current owner, the home is larger than average, thoughtfully designed for ease of living, and benefits from skyline views to the rear, including captivating sights of the windmill itself which was built in 1798. The heart of the home is the impressive open-plan kitchen and dining area, which features a stylish, fitted kitchen complete with integrated appliances, slimline worktops, and an eye-catching snug area with Velux skylight and French doors onto the garden. Doors open directly from this space onto the rear garden, seamlessly blending indoor and outdoor living. Convenience is further enhanced by a downstairs shower room. In addition to the expansive open-plan space, a separate traditional lounge is located at the front of the home, offering a quiet and cosy sanctuary. The property provides generous accommodation with three well-proportioned bedrooms, along with a stylish 3 piece bathroom suite all located on the first floor. Both the ground and first floor layout ensures a bright and spacious feeling throughout the home with comfortable living spaces and bedroom sizes. Externally, the rear garden is a peaceful, low maintenance retreat with charming views of Ellis Mill - perfect for entertaining guests late into the summer evenings. Located within walking distance of the amenities along Burton Road and the vibrant Bailgate and Cathedral Quarter which is renowned for its boutique shops, restaurants and the world renowned Lincoln Cathedral and Castle - this truly unique home offers exceptional living in a highly desirable location. Viewing is essential to fully appreciate the outstanding quality and unique setting of this remarkable property. Offered for sale with No Onward Chain. Council tax band: A. Freehold.



Shared passageway

Giving access to numbers 21 and 23. Gas utility meter, front to rear access to the garden and internal access into:

Hallway

Access to 2 reception rooms and stairs rising to the first floor.

Lounge

10' 9" x 12' 8" (3.27m x 3.86m)

Having 2 uPVC double-glazed windows to the front aspect and a radiator.

Kitchen Diner

18' 8" max x 12' 6" (5.69m x 3.81m)

Dining Area

Having a uPVC double-glazed window to the rear aspect, a radiator, an understairs storage cupboard, and herringbone effect flooring flows through to the kitchen, snug, and downstairs bathroom.

Kitchen Area

Having a range of eye and base level units with a shaker style finish and counter worktops, an AEG integrated oven, lamona hob and an extractor hood over, space and plumbing for a washing machine, an integrated slimline dishwasher, a sink and drainer unit, and a uPVC double-glazed window to the side aspect. Opens out to:

Snug Area

8' 0" x 6' 6" (2.44m x 1.98m)

Velux skylight, French doors leading onto the rear garden, and a vertical radiator. Finished with a feature-patterned wallpaper, herringbone flooring carries on into the snug and downstairs shower room.

Downstairs Shower Room

4' 0" x 6' 6" (1.22m x 1.98m)

Walk-in shower with a metro tiled surround, a vanity unit with a hand wash basin unit and a low-level WC, wall-mounted smart di-misting LED illuminated mirror over, a radiator, herringbone patterned flooring, and a uPVC double-glazed obscured window to the rear aspect and an extractor unit.

First Floor Landing

A uPVC double-glazed window to the side aspect with views of Ellis Mill. Access to the bedrooms and the bathroom.

Bedroom 1

11' 11" max x 9' 0" (3.63m x 2.74m)

Having a uPVC double-glazed window to the rear aspect, access to a built-in wardrobe with loft access, a feature panel wall, and a radiator.

Bedroom 2

9' 0" max x 12' 11" max (2.74m x 3.93m)

A uPVC double-glazed window to the front aspect, a radiator, and a feature wooden panel wall.

Bedroom 3

8' 7" max x 8' 0" max (2.61m x 2.44m)

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

Bathroom

6' 0" x 6' 6" (1.83m x 1.98m)

A bath tub with a metro tiled surround and a rainfall showerhead over, a vanity unit with a hand wash basin unit, a low-level WC, a wall-mounted smart di-misting LED illuminated mirror, a uPVC double-glazed window to the side aspect, a chrome heated hand towel rail, and an extractor unit.

Outside Rear

Low-maintenance gravelled garden with walled perimeters. Access to the shared passageway.

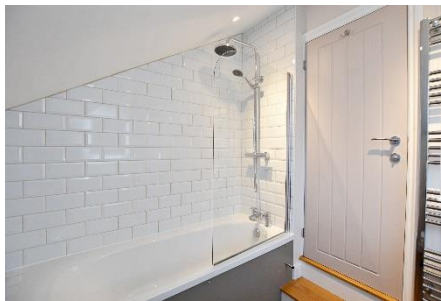
Parking

Parking provisions are provided via permit parking. For further details. Please contact Starkey&Brown.

Agents Note

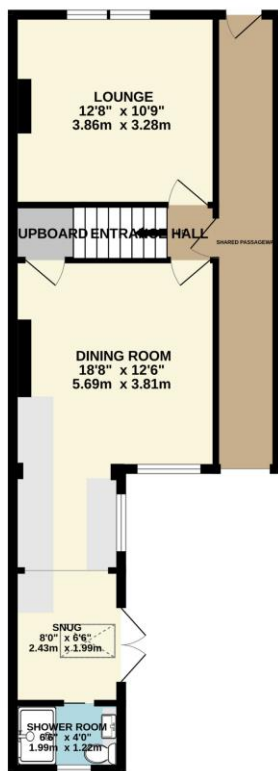
The property is currently being used as a holiday let. Furniture is for sale by separate negotiation. Please contact Starkey&Brown.





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

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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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.

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