

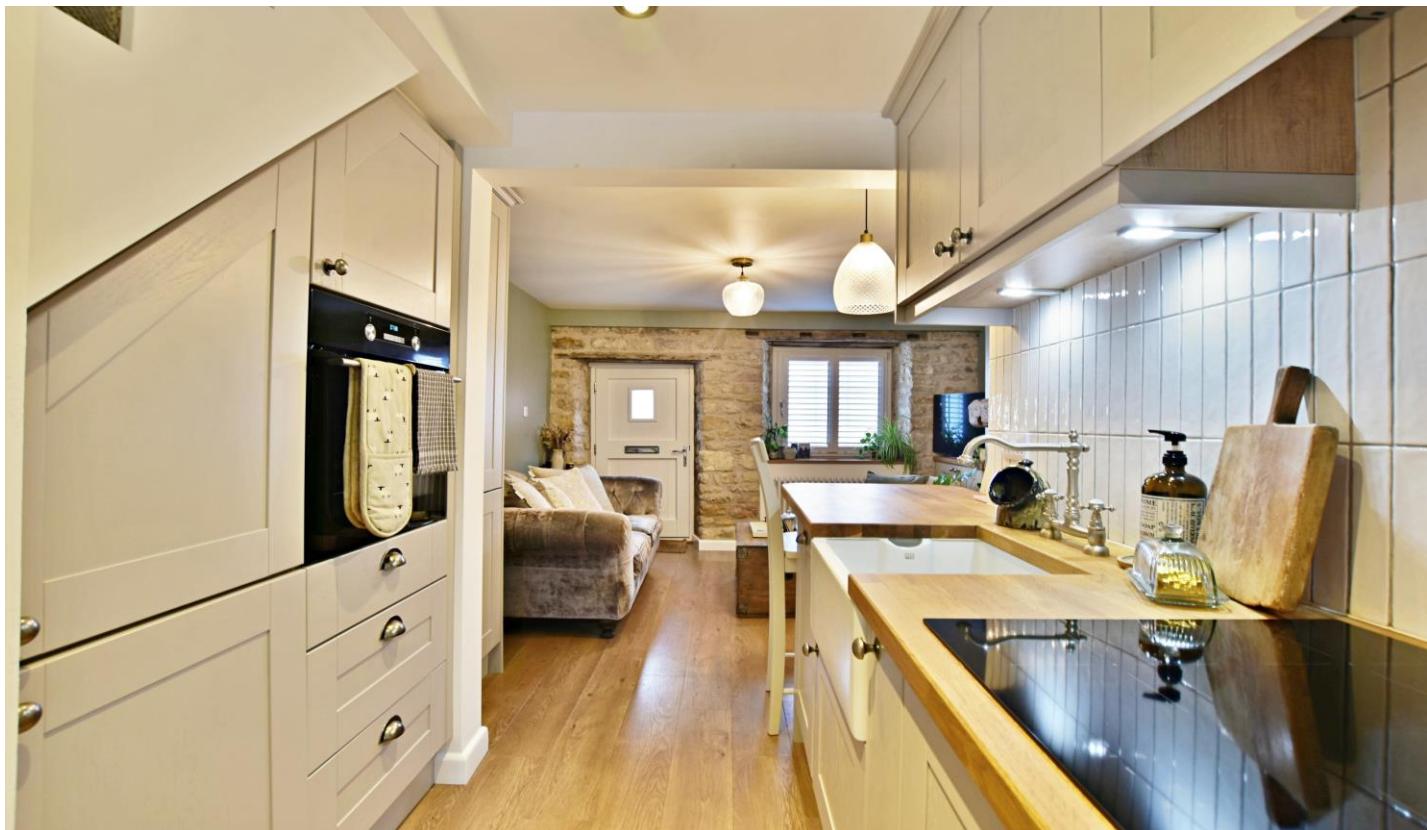


- Modernised 1800's Cottage
- 2 Bedrooms
- Prominent Uphill Location
- Stunning South-Facing Rear Garden
- Chris Sharpe Kitchen
- Ground Floor Shower Room
- Exposed Original Property Features
- Perfect For City Life Or Holiday

Rasen Lane, Uphill, LN1 3EZ  
Offers In The Region Of £230,000



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An incredible 1800s cottage located in the Uphill Quarter of the historic city of Lincoln. Having undergone a full programme of renovations, the home includes a modern and cosy open plan living arrangement with a feature Chris Sharpe Kitchen and modern shower room Elixir Bathrooms of Lincoln. Rising to the first floor are 2 bedrooms with period features and a stunning south-facing rear garden, which makes for an idyllic entertainment space in the heart of one of Lincoln's most popular destinations. Within walking distance of the Cathedral Quarter, the property is nearby to famous districts such as Lincoln Castle, Cathedral, and the Bailgate area. Further amenities nearby include Lincoln County Hospital, University of Lincoln, and the main High Street shopping district. For further details and viewing requests, contact Starkey&Brown today! Council tax band: A. Freehold.



## Open Plan Living

Consisting of wood-effect flooring with a feature exposed stone wall, a solid wood entrance door with a uPVC double-glazed window to the front aspect, a TV cabinet storage with utility meters, broadband set up, and a consumer unit. Furthermore, the room comes with period features and leads into the kitchen area, which includes a fully bespoke Chris Sharpe Kitchen with a range of integrated appliances such as dishwasher, washing machine, oven, and fridge freezer. There are additional interior finishes to the kitchen, such as a Belfast sink, a classic hot and cold mixer faucet, vintage tile surround, wooden worktops, slide and hide drawers, and a breakfast bar. Completing the ground floor are stairs leading to the first floor, an external door to the garden, and access to the ground floor shower room.



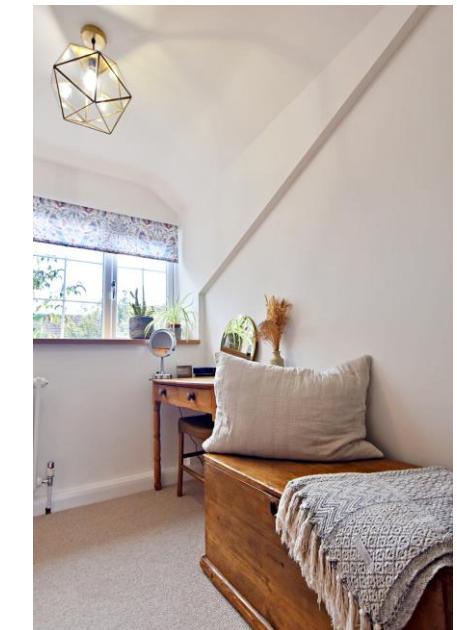
## Shower Room

Elixir Bathrooms of Lincoln. A custom-designed vanity basin, low-level WC, large shower cubicle with metro tile surround, heated towel rail, obscured uPVC window, and extractor unit.

## Bedroom 1

11' 10" x 11' 2" (3.60m x 3.40m)

Having an original exposed stone wall, a uPVC double-glazed window to the front aspect, a classic radiator, and loft access which has new insulation and partial boarding.



## Bedroom 2

9' 1" x 9' 1" (2.77m x 2.77m)

Includes a uPVC dormer window to the rear aspect and a classical radiator.

## Rear Garden

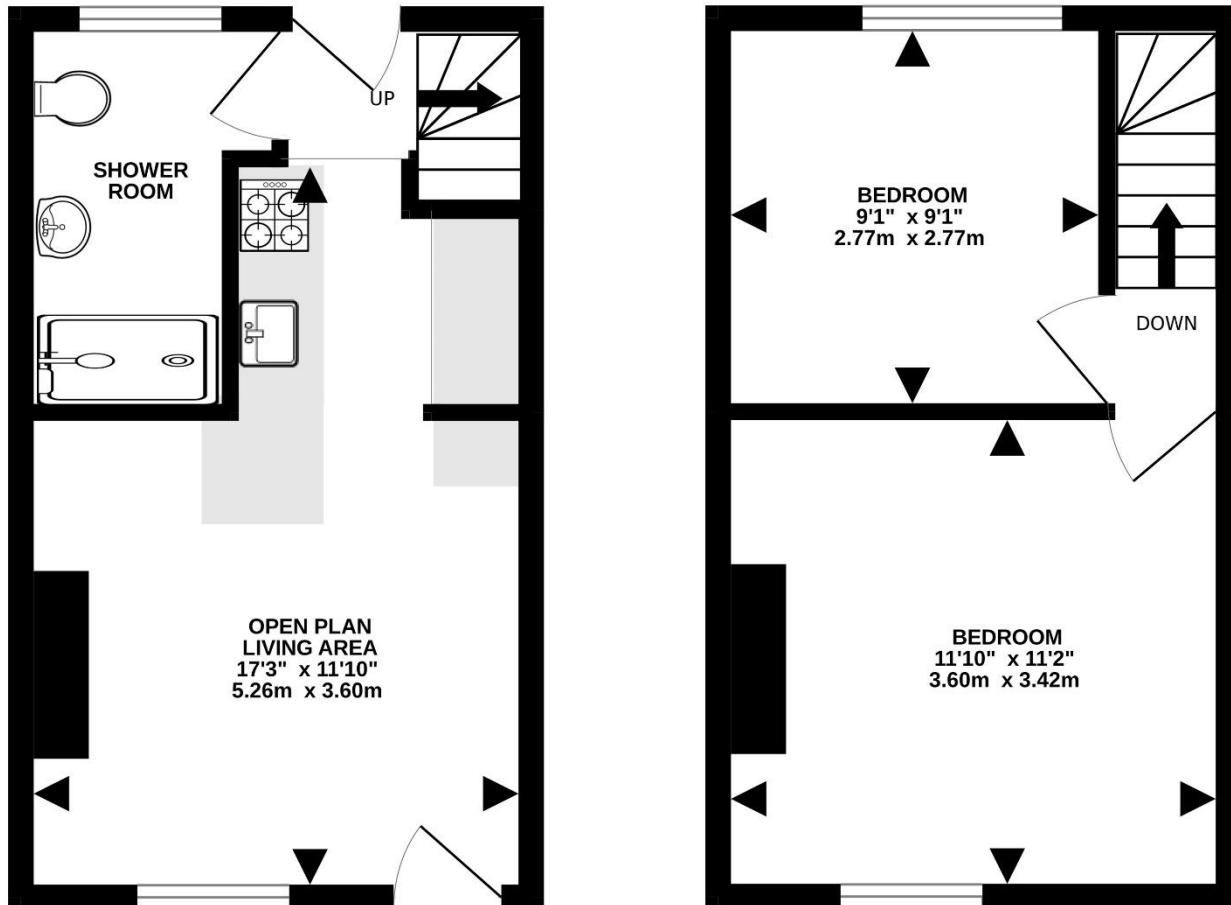
Having a south-facing landscaped arrangement to include a patio dining area, a lawned garden with planted borders, a seating area with a pergola and a garden shed with power and lighting.





GROUND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.

1ST FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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