



**NEW BUILD: 23 Francis Street**

Off Newport, Uphill Lincoln. LN1 3DN



## 23 Francis Street, Uphill Lincoln



One of two outstanding new three storey new city residences offering attractive quality appointed three bedroom accommodation, just yards away from Newport, an easy walk for most up Newport to the Bailgate and the cathedral and castle quarter in historic uphill Lincoln.

There is the benefit of off street parking with 7 Kw EV charging point box and a wall/fence enclosed courtyard garden to the rear.

6 year building Warranty.

### ACCOMMODATION

**Entrance Hall** having obscure double glazed panel front entrance door, staircase up to first floor, attractive wood style laminate flooring, radiator and inset ceiling spotlights. Oak style panel doors through to kitchen and to:

**Cloakroom** comprising; low-level WC, small wash hand basin with splash back above, wood style laminate flooring, coving, ladder-back style radiator/towel rail, inset ceiling spotlights and extractor vent.

**Kitchen** having a westerly outlook over the front of the property and the driveway area; a range of contemporary design style base and drawer units, fitted work surface with single drainer 1 1/2 bowl sink unit with integral dishwasher, room for kitchen/laundry appliances below and to one side, the wall mounted Ideal gas fired central heating boiler. The work surface extends around the adjoining wall and out to provide a peninsula divide with breakfast bar area, drawer and cupboard space below, ceramic hob inset to surface with splash back, brushed steel and glass cooker hood with accompanying wall cupboard space set on either side. There is wood style laminate flooring, inset ceiling spotlights and extractor vent. Open archway through to:

**Lounge Diner** of good size having French doors providing access out into the rear courtyard garden; a good sized under stairs storage cupboard, a standard radiator, an additional vertical contemporary design style feature radiator and inset ceiling spotlights.





## First Floor

**Landing** with oak style panel doors through to all rooms, radiator and inset ceiling spotlights.

**Bedroom** having an easterly outlook down over the rear enclosed courtyard garden; radiator and inset ceiling spotlights.

**Family Bathroom** having panel bath with shower fitting and accompanying mermaid board style full height splash back with shower screen panel above, attractive contemporary design style wash hand basin with toiletry cabinet below and splash back above and low-level WC. Wood style laminate flooring, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.

**Bedroom** having a pleasant outlook down over the front of the property and driveway area onto Francis Street; and radiator.

**Second Floor Stairs Lobby** with a westerly view out over Francis Street; staircase up to second floor and radiator.

## Second Floor

**Landing** with sloping ceiling level and a Velux roof window; oak style panelled door through to:

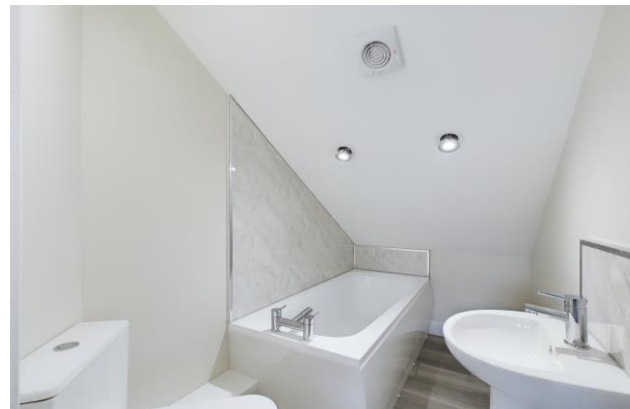
**Main Bedroom** with sloping ceiling levels, dormer window and Velux roof windows; two radiators and inset ceiling spotlights. Door through to:

**En-suite Shower Room** with sloping ceiling level and fitted suite comprising; panel bath with mermaid board style splash back above, wash hand basin with splash back over and low-level WC. Wood style laminate flooring, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.

## OUTSIDE

To the front of the house on Francis Street there is a block paved driveway area appropriate for possibly two vehicles which includes a 7kw EV charging point box.

From the lounge diner the French doors provide access into the wall and panel fence enclosed garden with a good side paved patio area adjoining the rear eastern elevation of the house in conjunction with an area of artificial lawn.



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org> Brochure prepared 2.8.2023



#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln, LN2 1EH  
Tel: 01522 538888 Fax: 01522 589988  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

