



7 Wilson Street
Off Burton Road, Lincoln. LN1 3HZ

BELL



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This is an end-of-terrace, three-storey red brick property with contrasting brick banding and uPVC timber-effect windows off Burton Road in the uphill area of the City. North-facing front elevation with a small, railed patio area with main entrance located on the west-facing side, featuring a timber-style front door with security light. A south-facing rear courtyard garden, fully enclosed by timber fencing with timber pergola, accessed from the living room.

There is an allocated parking space marked "7" in a residents' car park just behind the property, accessed by a garden gate.

ACCOMMODATION

L-shaped Hallway with dark wood effect laminate flooring, side window with radiator beneath, and hanging ceiling light

Living Room having window and French doors opening onto the rear garden courtyard; carpeted floor, radiator, decorative hanging ceiling light and two wall light fittings. Staircase up to first floor.

Kitchen of U-shaped kitchen layout having north and west facing windows, a range of fitted units, integrated oven, induction hob, extractor hood, and stainless steel triple-section sink unit inset to wood effect worktop, under-stairs storage cupboard with matching hallway flooring

First Floor

Landing with carpet and hanging ceiling light. Doors to first floor accommodation.





Bedroom 3 a single-size room with east-facing window; carpeted floor, radiator and ceiling light.

Family Bathroom having north facing window; bath with Triton electric shower over, cream wash hand basin with matching WC. Mosaic effect laminate flooring, radiator, built in airing cupboard with shelving, ceiling light and extractor vent.

Bedroom 2 a double-size room with west-facing window; carpeted floor, radiator and ceiling light.

Stairs up to:

Second Floor

Landing with hanging ceiling light

Master Bedroom having wooden flooring and sloped ceiling with dual-aspect windows: north-facing Velux and west-facing circular fixed window. Two gold-accented ceiling spotlights and radiator. Small turn leads to:

En Suite comprising sloping ceiling with small south facing window; walk-in shower with glass door, white basin and WC. Sloped ceiling with small south-facing window, laminate flooring, ceiling light and extractor vent. Housing for Baxi combi boiler.

THE AREA

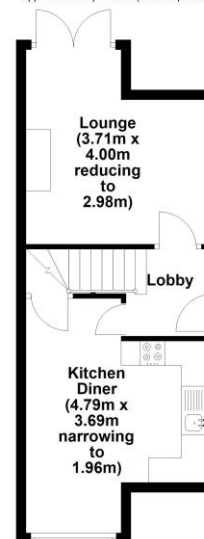
There is a good range of local shopping and social amenities to Burton Road, Bailgate area around the historic Castle & Cathedral, with easy access into the city centre. Infant, nursery, junior and secondary schools including the Independent Minster School with age ranges from 3 to 18 years. Burton Road also has the Cliff House medical practice. Regular bus services also available in the area to and from the city centre.





Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



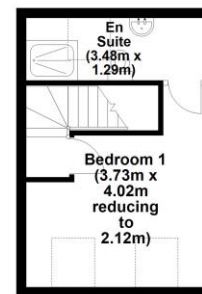
First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: C

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
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