



60 Gray Street
Uphill, Lincoln. LN1 3HL

BELL



60 Gray Street

Uphill, Lincoln

This is a good sized, two bedroom terraced home very pleasantly situated in the landscaped pedestrian area of Gray Street, located just off Burton Road in this key uphill area of Lincoln. There is a very good range of neighbourhood shopping and amenities, including schools, in the area. The historic cathedral and castle quarter and Bailgate are all within very easy walking distance of the property for most.

This could prove to be a good convenient purchase for a First Time buyer, or residential Investor.

ACCOMMODATION

Entrance Lobby having main entrance door with small obscure glazed panel, staircase up to first floor and archway through to: Dining Room with a pleasant northerly view up to the courtyard garden, fitted pine shelving and cupboard space to one side of chimney breast, and radiator. Archways through to adjoining kitchen and to:

Lounge having a pleasant southerly outlook over the pedestrian area of Gray Street; built in under stairs storage cupboard space and radiator.

Kitchen having a northerly outlook over the rear garden; a good range of fitted base, drawer and wall units comprising; work surface area with single drainer stainless steel sink unit inset with space for laundry white good beneath. Brushed steel featured oven, open storage alcove and cupboard space below, brushed steel featured cooker hood and shelf above. There is a further smaller are of work surface with drawer and cupboard space below and wall cupboard unit above. Large tiled splash backs to all worksurface areas, and ceiling spotlight fitting. uPVC double glazed panel door to rear courtyard garden.





First Floor

Landing with doors to first floor accommodation.

Family Bathroom having roll top bath and claw bath to one wall with Triton shower fitting, wall tiling and shower curtain rail above; pedestal wash hand basin and low-level WC. Large built-in airing cupboard to one corner containing the Worcester gas fired central heating boiler; tiled floor, radiator and extractor vent.

Bedroom 2 with a delightful southerly view out over the pedestrian area of Gray Street; access to roof space and radiator.

Bedroom 1 of good proportions having a very pleasant northerly outlook across the rear courtyard garden; built-in clothes closet to one corner and radiator.

OUTSIDE

The access to the main entrance door is from the passageway in the Terrace which also provides access to the rear good sized fenced and wall enclosed courtyard garden. There is a concrete seating area adjoining the rear entrance door to the house, the main grounds being laid to low maintenance gravel with accompanying raised bed/borders in part.

Please Note There is a pedestrian access across the rear of the house through to adjoining No. 62 in the terrace.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: D

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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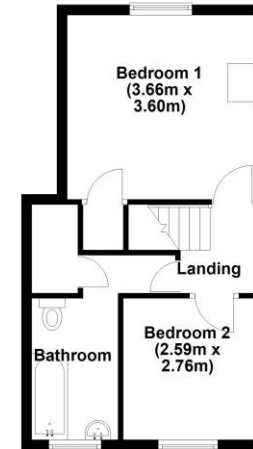




Ground Floor
Approx. 34.6 sq. metres (372.7 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 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.

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