



10 Anzio Close
Uphill, Lincoln. LN1 3PT

BELL



10 Anzio Close

Uphill, Lincoln

NO ONWARD CHAIN! 10 Anzio Close is a two-bedroom property positioned at the end of the row, next to the local school and Yarborough leisure centre. There is designated off-street parking with space for up to two cars, a brick-built storage outbuilding (formerly a coal shed) linked to the left side with convenient side access into the kitchen. The property benefits from a generous south-facing rear garden.

Unique development proposal with Outline Planning Consent for construction of adjoining three bedroom end of terrace house.

ACCOMMODATION

Hallway with front entrance door, carpeted staircase rising to the first floor and decorative hanging light. Doors off to:

Galley Kitchen also having access from the side; a range of cream kitchen cabinets, laminate wood effect work surfaces with tiled splashbacks, Zanussi four-ring gas hob with extractor hood, integrated oven, and space for appliances including fridge-freezer and washing machine. Tile-effect flooring, ceiling strip lighting, rear-facing window above the sink.

Living Room dual aspect with southerly and northerly outlooks providing excellent natural light; feature fireplace with a decorative wooden surround and mantle, not currently used but retaining potential as a focal point of the room, carpeted flooring, radiator and decorative wooden pendant light.





First Floor

Landing: with airing cupboard, loft access (partially boarded, no fixed ladder), and decorative hanging light.

Master Bedroom a spacious double with dual aspect windows to front and rear aspects; radiator and ceiling light.

Bedroom 2 a good-sized double with north-facing front window; radiator and ceiling light.

Bathroom having obscure window overlooking the rear; white three-piece suite comprising panel bath with shower over, pedestal wash hand basin, and low-level WC; fully tiled walls and radiator.

OUTSIDE

The front garden is enclosed by picket fencing, with mature shrubs, climbers, and a pathway leading to the front door. There is a side access to the kitchen from the outbuilding.

The rear garden is mainly laid to lawn with a patio/seating area, bird bath, established planting, security lighting, outside tap, and garden shed. Fully enclosed with fencing, enjoying a south-facing aspect.

Details of Outline Planning :

Lincoln City Council-Application no. 2024/0435/OUT

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

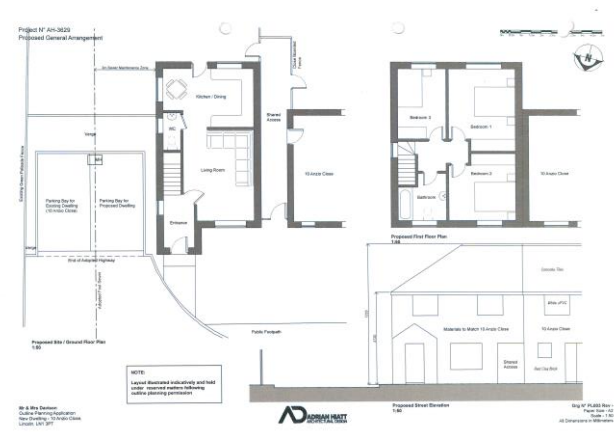
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

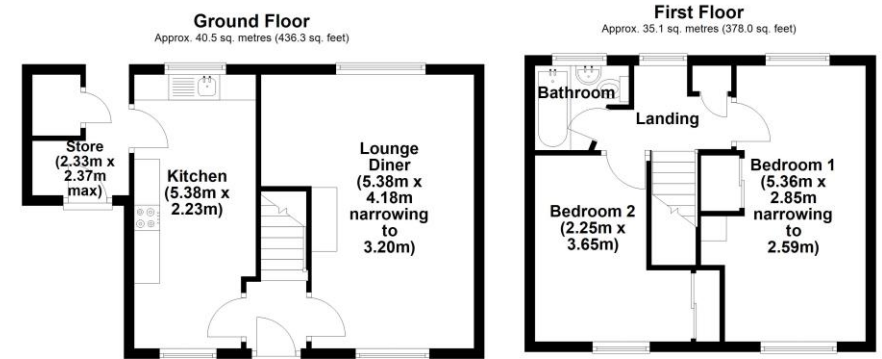
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Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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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