



3 Princess Royal Close  
Uphill, Lincoln. LN2 5RX

**BELL**









## 3 Princess Royal Close

Uphill, Lincoln

This is an outstanding and highly individual four bedroom detached residence of some considerable distinction, dating from around 1997. It offers a comprehensive range of very well-presented and appointed family accommodation, extending to approximately GIFA 3,079 ft<sup>2</sup> / 286 m<sup>2</sup> (sts) across three floor levels. The house benefits from having solar photovoltaic roof panels.

The property enjoys a delightful and sheltered setting within beautifully landscaped grounds of approximately 0.31 acres (sts), forming part of a small and exclusive enclave of high-quality homes in one of the most prestigious residential areas of Uphill Lincoln.

### ACCOMMODATION

**Front Entrance Lobby** having obscure double glazed coloured leaded light style panelled front entrance door, panelled ceiling, exposed brick featuring to walls and tiled floor with doormat well. Panelled door through to:

**Good Sized Entrance Hallway** with attractive return staircase up to first floor, coving, radiator and picture light. Doors to accommodation including:

**Cloakroom** comprising wash hand basin with toiletry cupboard space beneath and tiled splash back above, low-level WC and radiator.

**Study/Lounge** with a very pleasant view from the bay window out over the front grounds and across this delightful close of quality homes; coving, radiator and picture light.

**Sitting Room** having French doors providing access and a view through to the adjoining conservatory and the marvellous landscaped rear gardens; fireplace with fitted gas fire, marble style back and hearth with an Adams style moulded fire surround, radiator, picture lights and the wall light fitting.







**Large Quality Conservatory** of excellent proportions and having a wonderful panoramic view over the landscaped garden with its sheltered and very private setting. French doors providing access out onto the garden patio area, exposed brickwork to one wall, opening sashes for ventilation, tiled floor, radiator and pendant fan/light fitting.

**Dining Room** with a westerly outlook over the rear grounds; coving, radiator and picture light fittings.

**Dining Kitchen** appointed to an excellent standard with an easterly outlook from the good sized dining area over the front grounds and across the driveway into the Close, as well as a view to the west over the stunning rear garden

**Kitchen** area having a range of high quality contemporary design style fitted units, quartz style fitted work surface areas, Franke stainless steel one and a half bowl sink unit inset with cupboard space beneath and adjoining fitted work surface to one side extending around the adjoining wall with corner carousel cupboard, lap tray alcove, tier of four drawers below and above glazed illuminated china cabinets and general storage cupboard space. There is a built-in AEG oven/grill with brushed steel featuring, a large pullout pantry rack unit and an adjoining small peninsula divide with general storage cupboard space and glazed illuminated china cabinets below. The fitted work surface extends around the adjoining walls with a concealed Neff dishwasher, pull out pan drawers, corner carousel cupboard, further cupboard space and two tiers of four drawers beneath. Neff inset gas and ceramic hob to surface with a brushed steel and glass cooker hood above with canopy and accompanying wall cupboard space set on either side. Adjoining pull out tray pantry cupboard units having space in-between for the Samsung American style fridge/freezer with cupboard space above. Floor tiling, radiator, coving and inset ceiling spotlight fittings.



**Large Side Entrance Conservatory** having a very high-pitched feature lean-to ceiling level and an open view into the northern grounds; open brick featuring to all wall surfaces and wall light fittings. Double glazed panelled side entrance doors to grounds and staircase down to:

**Lower Ground Floor** with a large open area of storage space about the staircase well area with fitted shelving and radiator. Door through to:

**Substantial Laundry/Leisure Room** having a westerly view up from the basement double glazed casement window into the rear grounds; extensive Corian work surface to one wall with accompanying range of wall cupboard space beneath and above, and storage cupboard unit to one end.





Further fitted Zodiac quartzite work surface to one wall with inset stainless steel one and a half bowl sink unit and incised drainer, accompanying range of drawer and cupboard space and room for laundry white goods beneath to one end. Door through to a large walk-in integral storeroom with fitted shelving; radiator, suspended ceiling level with fluorescent lighting strips. Door through to:

**Large Home Business Office** with a westerly view from the basement casement windows up to the rear grounds; radiator and ceiling level with fluorescent lighting strip inset.

**First Floor - Half landing** with a decorative obscure double glazed, coloured leaded light round arch feature window casement. **Main Landing** having a built-in airing cupboard containing the Worcester gas fired central heating boiler access to roof space, coving, radiator and picture lights.

**Family Bathroom** attractively presented with a tile panelled bath across one wall, wash hand basin with vanity surround and toiletry cabinet beneath and low-level WC. Tiling to all walls to full height, radiator and extractor vent.

**Large Guest Bedroom** with a delightful, picturesque outlook down over the landscaped rear grounds; coving and radiator. Door to: **Good Sized En-suite** having high quality, contemporary design style shower cubicle to one corner with mermaid board splash back, wash hand basin, bidet and low level WC. Tiling to suite area to at least dado rail height, ladderback style radiator/towel rail and extractor vent.

**Bedroom** with attractive and central view down over the wonderfully landscaped rear rounds; fitted bedroom furniture comprising of wardrobe space with chest of drawers, cupboard space and fitted shelving; coving and radiator.

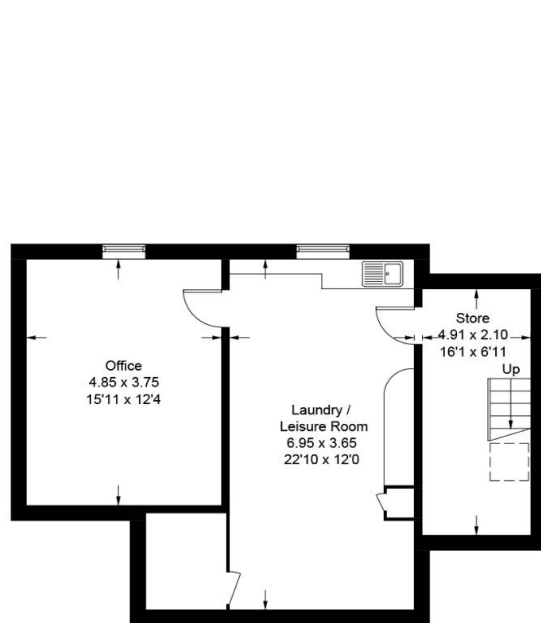
**Bedroom** with attractive outlooks to the west and east down over the gardens and those of neighbouring homes; access to roof space, two radiators and coving. Double doors through to the adjoining:

**Principal Bedroom** having an appealing view to the east down across this attractive, exclusive close of quality homes in the heart of uphill Lincoln; extensive comprehensive range of built-in bedroom furniture comprising wardrobe, cupboard and drawer space, a dressing table area and bedside chests of drawers; coving in part, radiator and bedside wall light fittings. Door to: **En-suite** having a good-sized shower cubicle across one wall with mermaid board splash back, wash hand basin with toiletry cabinet space below, bidet and low level WC. Full height tiling, illuminated toiletry mirrors, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

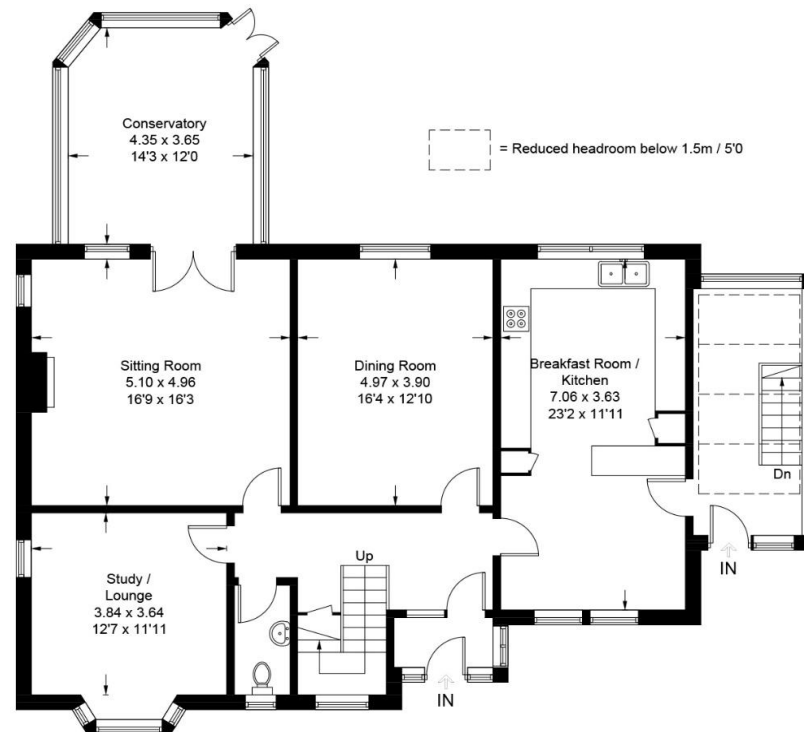


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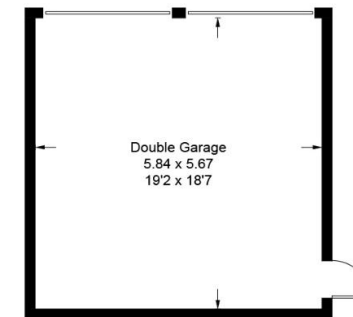
Approximate Gross Internal Area  
 Lower Ground Floor = 60.4 sq m / 650 sq ft  
 Ground Floor = 134.3 sq m / 1445 sq ft  
 First Floor = 102.8 sq m / 1106 sq ft  
 Double Garage = 33.0 sq m / 355 sq ft  
 Total = 330.5 sq m / 3556 sq ft



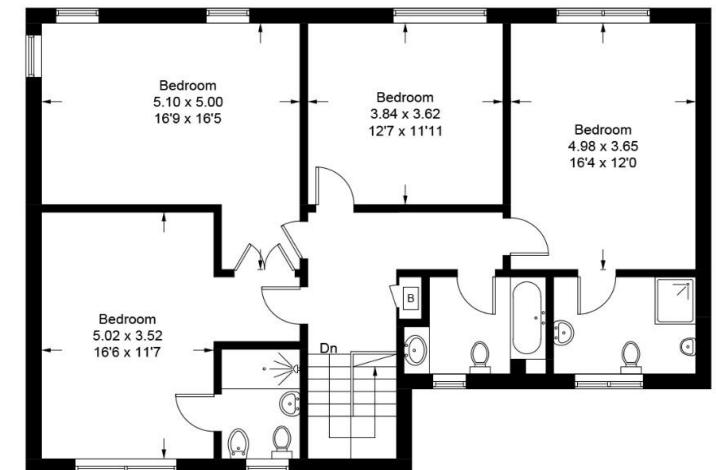
Lower Ground Floor



Ground Floor



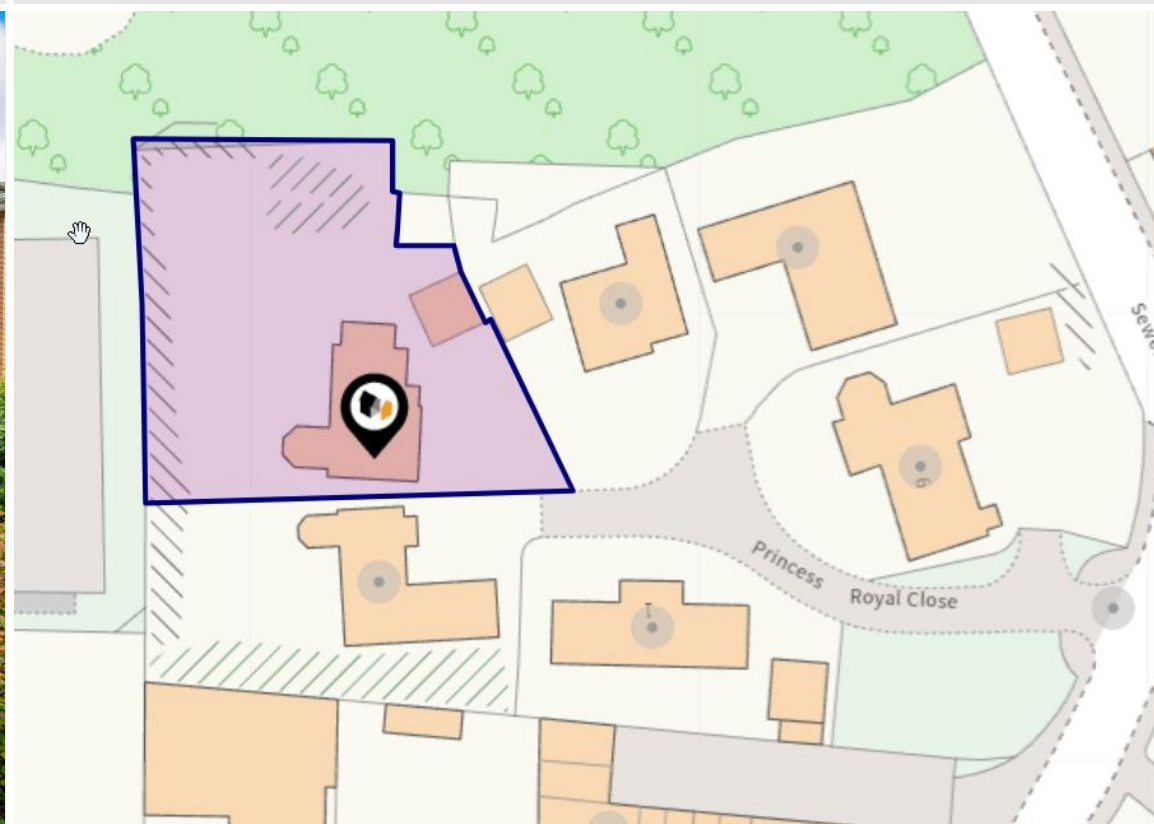
(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## OUTSIDE

The house occupies a commanding position at the head of this wide and attractive cul-de-sac of homes. The large block paved driveway provides more than ample parking for both family and visitors and leads to a large **Double Garage** with double up and over doors (one motorised) pedestrian service door to rear, workbench, storage cupboard and drawer space and fluorescent lighting strip.

The front garden has been attractively landscaped with low maintenance shale/gravel covered beds containing attractive, mature shrubs such as Hydrangea, Lavender and more, with presentation space to create decorative arrangement displays of ornamental flower pots/tops. There is pedestrian access down both the northern and southern elevations of the house to the rear gardens.

Adjoining the eastern elevation of the house is a large paved courtyard area with a general garden maintenance storage area and an area of vegetable/fruit garden.

The rear landscaped garden is truly exceptional and provides a stunning setting for the home, nestled in a natural bowl formed by the site's former quarry origins. Mature trees offer shade and privacy, while a sweeping lawn, a babbling brook water feature, and a series of individually designed garden areas create a rich and varied outdoor environment. The grounds are further enhanced by paved patio and attractive seating areas, copiously stocked borders, specimen shading trees, and thoughtfully planned ancillary areas for practical garden use. Altogether, it is a marvelous and eye-catching setting that complements the house perfectly. There are exterior light fittings, weatherproof outside power points and a garden water supply.

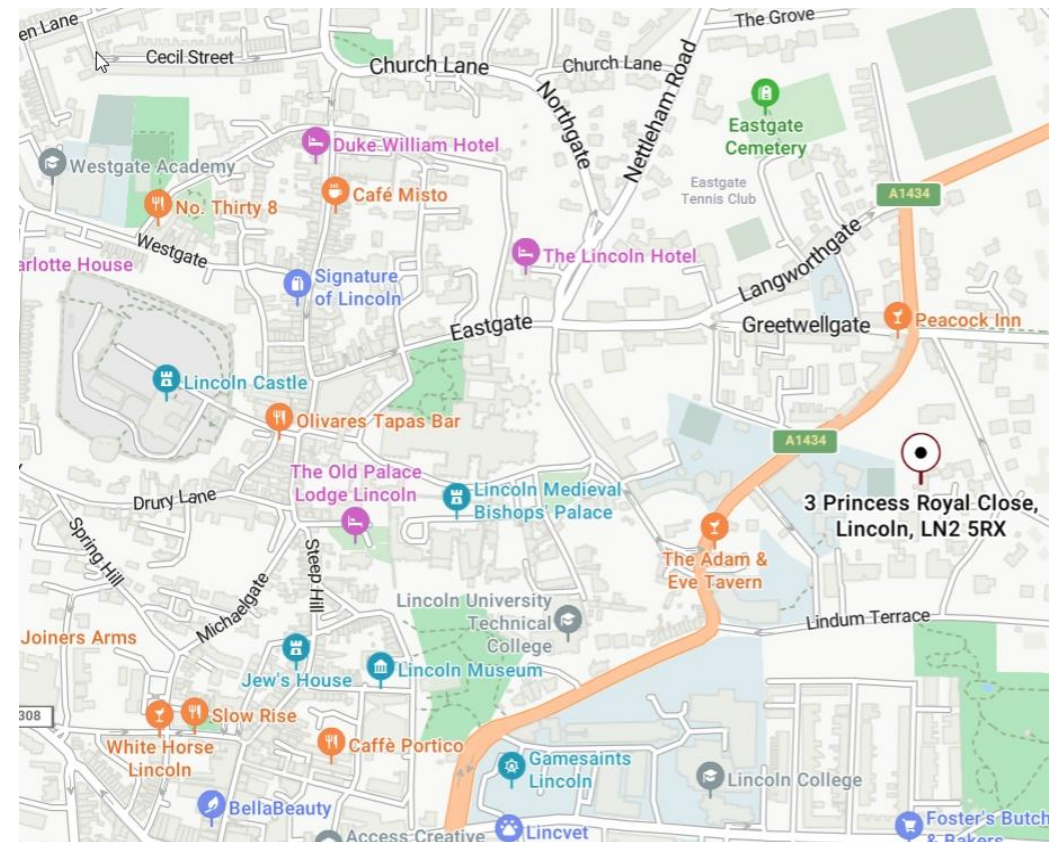
Lincoln City Council – Tax band: F

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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Brochure revised 16.12.2025



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