Higson Road, Lincoln

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£325,000

- Semi Detached House
- Three Bedrooms
- Uphill Location
- Spacious Driveway & Garage
- Three Reception Rooms
- Extended
- Freehold
- EPC rating TBC

Delightfully presented THREE BEDROOM Semi-Detached Home in Uphill Lincoln. Ideally located in the highly desirable Uphill area of Lincoln, this well presented three bedroom semi-detached house is just a short walk from the City Cathedral Quarter and Bailgate. The property has been thoughtfully extended to the rear, creating three spacious reception rooms and a generously sized 16ft kitchen. It also benefits from gas central heating and double glazing throughout.

The ground floor accommodation comprises a welcoming porch and entrance hall, lounge, a separate dining room and a sunroom that overlooks the garden. The extended kitchen offers ample space and storage, utility room and a downstairs WC. Upstairs the first floor offers, three well-proportioned bedrooms and a modern family shower room, making it ideal for family living or for those needing home office space. Outside, the property features a block-paved driveway to the front, providing off-street parking for up to four vehicles. To the rear, there is a private and enclosed lawned garden with a spacious patio area, perfect for entertaining, along with a garden shed for additional storage.This attractive and spacious home combines flexible living space with a prime location, making it a superb opportunity for buyers seeking to enjoy the lifestyle and heritage of Uphill Lincoln.

Porch
External door to front aspect and storage.

Entrance Hall
Windows and door leading to front porch. Stairs to first floor with storage cupboard under and radiator.

Kitchen
16'5" x 7'2" (5m x 2.2m)
With two windows to rear aspect. Fitted with a range of Shaker style wall and base units with worktops over, one and a half sink with drainer, electric single oven, four ring induction hob with extractor over, integrated dishwasher and fridge freezer and breakfast bar.

Lounge
11'4" x 11'10" (3.5m x 3.6m)
With bay window to front aspect, feature fireplace with electric fire inset and radiator.

Dining Room
10'10" x 11'11" (3.3m x 3.6m)
Windows and French doors leading to Sunroom and radiator.

Sun Room
9'9" x 11'10" (3m x 3.6m)
French doors to rear aspect, windows to rear and side aspect and radiator.

Utility
4'4" x 3'0" (1.3m x 0.9m)
Space and plumbing for washing machine.

WC
4'7" x 3'0" (1.4m x 0.9m)
Window to front aspect and fitted with low level WC and wash hand basin.

Storage
External door to front aspect and door leading to rear hall.

Landing
Access to roof space

Bedroom One
11'11" x 11'0" (3.6m x 3.4m)
Window to rear aspect and radiator.

Bedroom Two
11'5" x 11'0" (3.5m x 3.4m)
Window to front aspect and radiator.

Bedroom Three
7'11" x 7'11" (2.4m x 2.4m)
Window to front aspect and radiator.

Shower Room
8'0" x 8'4" (2.4m x 2.5m)
Window to rear aspect and fitted with walk in shower cubicle, low level WC, wash hand basin, heated towel rail and airing cupboard.

Outside

To the front of the property there is an block paved driveway with room for up to four vehicles. To the rear of the property there is an enclosed rear garden with lawned area, spacious patio and shed.
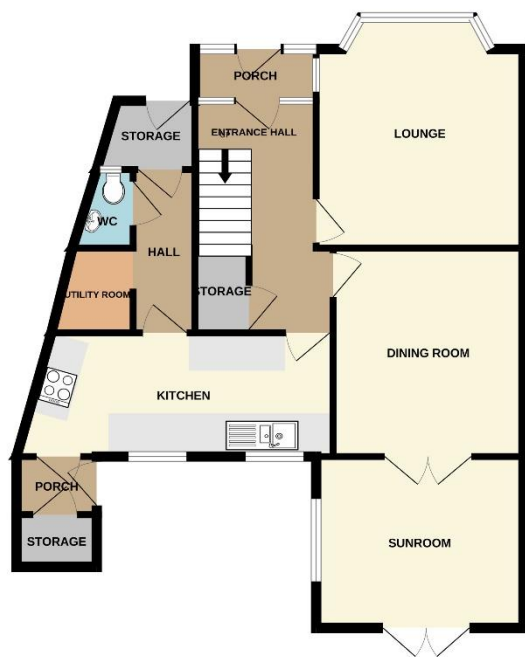
Garage

In a block of four.

Agent Note

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Floorplan

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

GROUND FLOOR
- PORCH
- ENTRANCE HALL
- STORAGE
- WC
- HALL
- UTILITY ROOM
- STORAGE
- KITCHEN
- LOUNGE
- DINING ROOM
- SUNROOM
- PORCH
- STORAGE

1ST FLOOR
- BEDROOM 3
- BEDROOM 2
- LANDING
- DOWN
- AIRING CUPBOARD
- SHOWER ROOM
- BEDROOM 1

9 HIGSON ROAD, LN1 3XB

TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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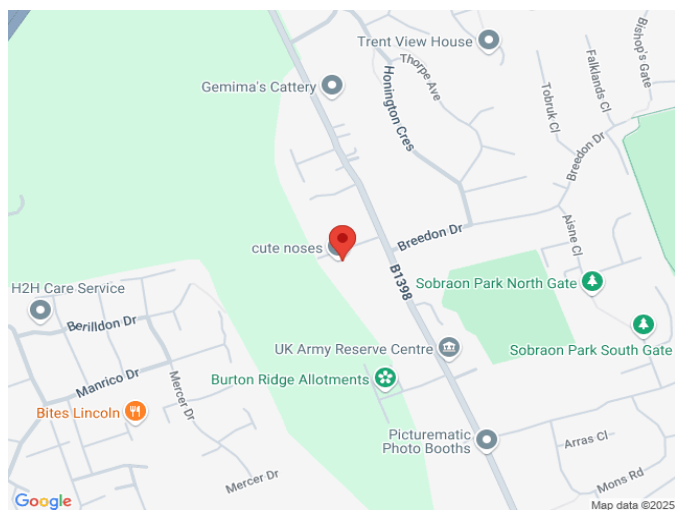
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