



Burton Road, Lincoln



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Guide price £375,000 - £385,000



Key Features

- Extended Three-Bedroom Semi-Detached
- Amazing Cliff-Top View!
- Bay Fronted Character Property
- Original Features Throughout
- Extensive Landscaped Garden with Viewing Platform
- Off-Road Parking
- Freehold





Extended and bay fronted Three Bedroom Semi-Detached House situated in prime Uphill location.

Brimming with character & original features throughout, this property offers unspoilt cliff-top views, extensive landscaped gardens and off-road parking.

Property comprises Entrance Hall, Lounge, Dining, Kitchen, Utility and Downstairs Shower Room. To the first floor there are Three Bedrooms and a four piece Family Bathroom. Externally the property offers parking and garden to the front, extensive garden to the rear with multiple entertainment areas including a raised decking for impeccable countryside views.



Entrance Hall

Stained glass double door to entrance, original parquet flooring, radiator and access to under stair cloaks/storage.

Lounge 13'4" x 11'5" (4.1m x 3.5m)

With bay window to front elevation, original wood flooring, fireplace and radiator.

Dining Room 14'1" x 12'1" (4.3m x 3.7m)

With bay french doors to the rear aspect, original wood flooring, multi-fuel feature fireplace, spot lights and radiator.

Kitchen 14'11" x 7'6" (4.5m x 2.3m)

With double aspect window from side to rear, breakfast area, tiled flooring and radiator. Recently fitted base and eye level units with integrated sink and drainer, fan oven, extractor, gas hob, dishwasher, fridge and freezer.

Utility 15'1" x 5'10" (4.6m x 1.8m)

With window and access to rear and front, base level units with sink and drainer, tiled flooring and radiator.



Downstairs Shower Room

With privacy window to front aspect, tiled flooring, shower cubicle, basin, wc and chrome heated towel radiator.

Landing

With stain glass window to side aspect.

Bedroom One 17'5" x 12'1" (5.3m x 3.7m)

With window to rear aspect, original wood flooring, feature fireplace, double fitted wardrobes, shoe storage and radiator.

Bedroom Two 14'5" x 12'2" (4.4m x 3.7m)

With bay window to front aspect with storage, original wood flooring, feature fireplace and radiator.

Bedroom Three 8'2" x 7'8" (2.5m x 2.3m)

With window to front aspect, carpet flooring and radiator.

Bathroom 8'11" x 7'8" (2.7m x 2.3m)

With privacy window to rear aspect, tiled flooring, chrome heated towel radiator and airing cupboard with boiler. Four-piece suite including walk-in double shower, claw foot roll top bath, wc and basin.

Outside

With gravelled driveway, flower beds and lawn to the front, gated bike and bin store to the side. To the rear there is a fully landscaped garden offering patio area, feature gravelled area with flower beds, laid to lawn sections, fruit tre's and a raised decking platform offering unspoilt countryside and cliff-top views.

Agents Notes

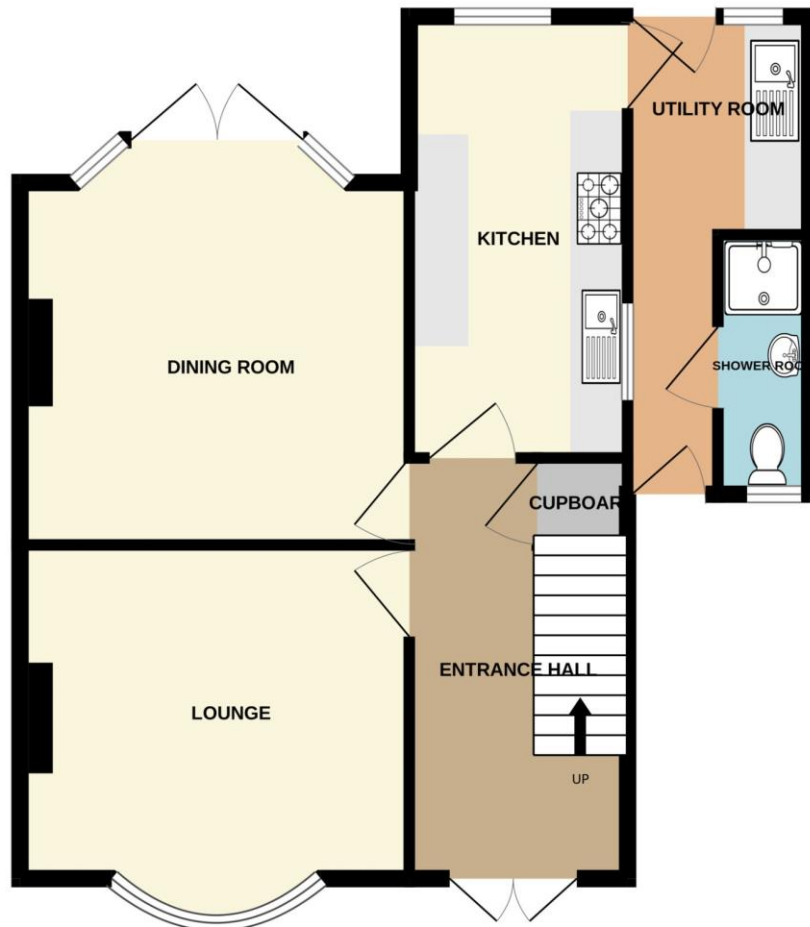
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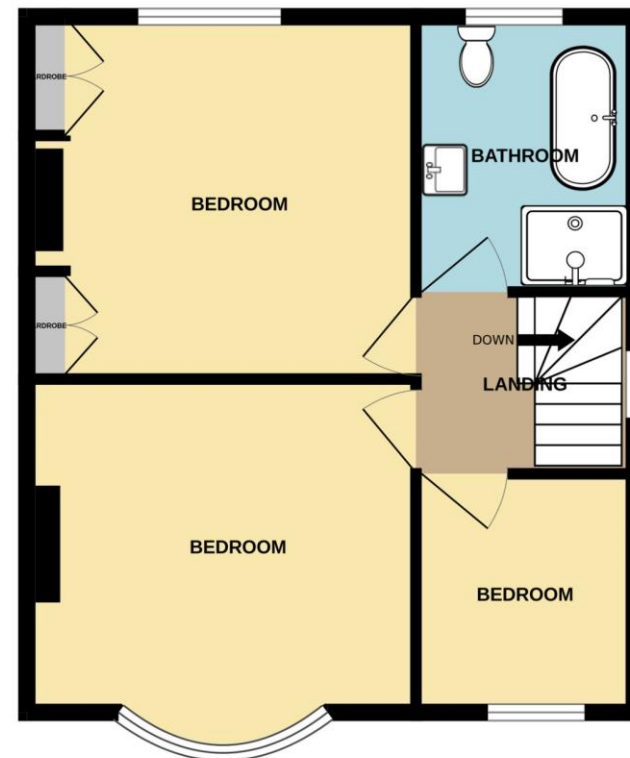


Property room title 16

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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