



Broadway, Lincoln



**£400,000**

- Detached House
- Three Bedrooms
- Extended to Rear
- Bathroom and Downstairs WC
- Garage & Driveway
- Uphill Location
- Freehold
- EPC rating TBC



**EXTENDED THREE BEDROOM** Detached House located in the highly sought after Uphill area on Broadway. The house is in need of modernisation throughout and benefits from being extended to the rear to add an extra reception room. The house is within walking distance of Lincolns Cathedral Quarter and Bailgate area.

The accommodation on offer comprises Entrance Hall, Kitchen, Dining Room, Lounge, Cloakroom and WC to the ground floor. To the first floor there are Three Bedrooms, Bathroom and separate WC. Outside the property to the front there is a block paved driveway with room for three cars leading to a single integral garage. To the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

### Entrance Hall

External door to front aspect, stairs to first floor with storage cupboard under and cupboard.

### Kitchen

11'5" x 8'7" (3.5m x 2.6m)

Windows to front and side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space for freestanding cooker, space and plumbing for washing machine and radiator.





### Cloak Room

External door to side aspect.

### Downstairs WC

4'8" x 4'8" (1.4m x 1.4m)

Window to side aspect and fitted with low level WC and wash hand basin.

### Dining Area

14'7" x 22'6" (4.4m x 6.9m)

Fitted with gas fire and radiator.

### Lounge Area

20'11" x 10'0" (6.4m x 3m)

Windows to rear and side aspect and radiator.

### Landing

Window to front aspect, storage cupboard and access to loft space.

### Bedroom One

14'9" x 15'5" (4.5m x 4.7m)

Windows to front and side aspect and radiator.

### Bedroom Two

14'5" x 15'5" (4.4m x 4.7m)

Window to rear aspect and radiator.

### Bedroom Three

10'5" x 10'0" (3.2m x 3m)

Window to rear aspect and radiator.

### Bathroom

10'5" x 5'0" (3.2m x 1.5m)

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, airing cupboard and radiator.



### Upstairs WC

5'5" x 4'0" (1.7m x 1.2m)

Window to side aspect and fitted with low level WC.

### Garage

Up and over door, power and lighting.

### Outside

To the front of the property there is a block paved driveway with parking for up to three cars leading to the single integral garage. To the rear of the property there is an enclosed lawned garden with patio area.

### Agent Note

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# Floorplan



27 BROADWAY, LINCOLN, LN2 1SG

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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