



248 Burton Road,
Lincoln

BROWN & CO



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Situated on the ever-popular Burton Road in Lincoln's highly sought-after Uphill area, this attractive two-bedroom terraced home presents an excellent opportunity for first-time buyers, professionals, investors, or those looking to enjoy one of the city's most desirable locations. The property combines well-presented accommodation with a practical layout and is ideally positioned within walking distance of Lincoln Cathedral, the Bailgate quarter, independent shops, cafés, restaurants, and a range of everyday amenities.

The accommodation briefly comprises an entrance porch leading to a comfortable bay-fronted lounge and a spacious kitchen/dining room fitted with a range of modern wall and base units, integrated appliances, and French doors opening onto the rear courtyard garden. To the first floor are two bedrooms and a generously sized bathroom featuring a four-piece suite including a separate shower cubicle and bath.

Outside, the property benefits from a low-maintenance walled rear courtyard with useful brick and slate outbuildings providing additional storage. Offering character, convenience, and excellent access to both the City Centre and surrounding countryside, this is a superb home in a location that continues to be in high demand.



ACCOMMODATION

Entrance Porch

With stairs to first floor and under stairs storage cupboard, door to;

Kitchen/Diner

With double glazed French doors to rear elevation and further double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in appliances include fridge, dishwasher, oven and Grille and there is space and plumbing for washing machine, four ring electric hob with extractor over, part tiled walls, radiator.

Lounge

Double glazed bay window to front elevation, radiator.

First Floor

Bedroom One

Double glazed casement window to front elevation, radiator.

Bedroom Two

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, four-piece suite comprising panel bath, low flush WC, pedestal wash basin, shower cubicle, storage cupboard housing Viessman boiler, part tiled walls, radiator.

Landing

With loft access and built-in storage cupboard.

Outside

The front elevation offers off street parking on a first come first serve basis. The shared passageway leads to a side entrance door and a further pedestrian gate leads to the rear walled yard with a brick and slate outbuilding divided into two storage areas.

Services

We understand the property office mains water, gas, electric and main sewer connections.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

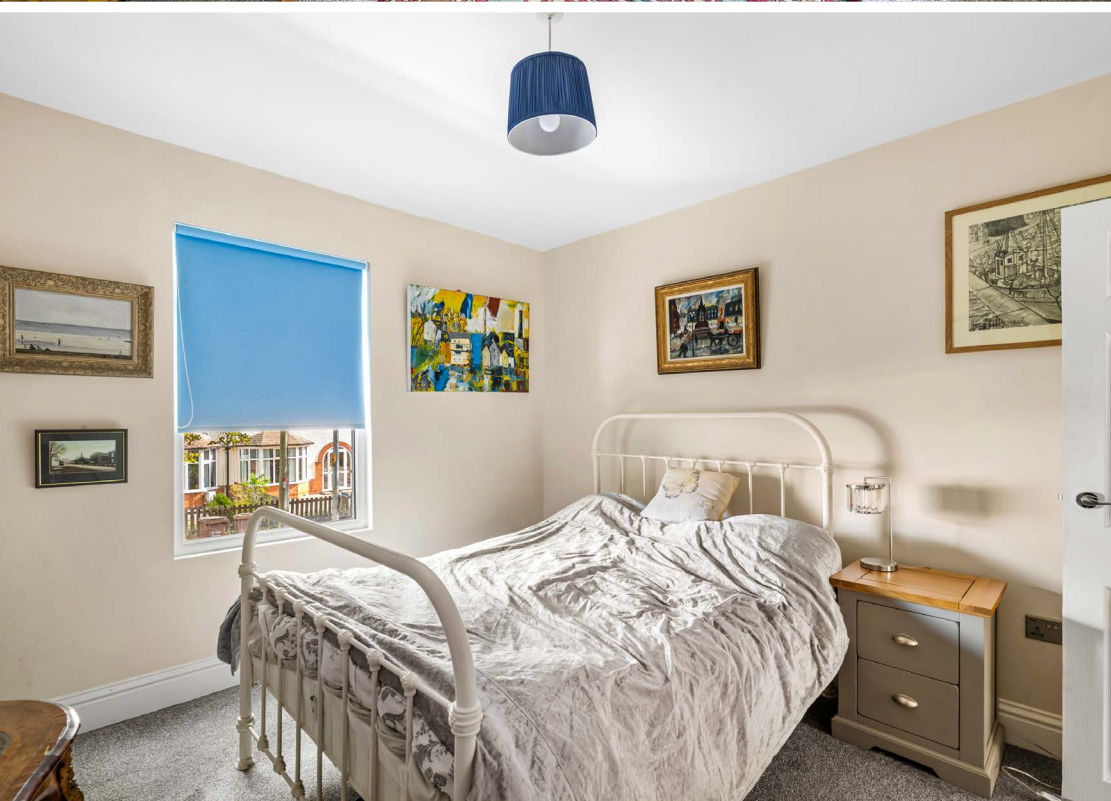
Band A

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.

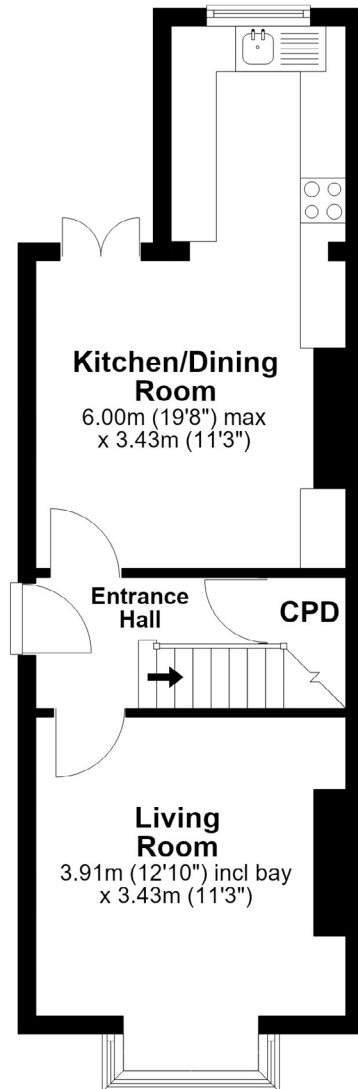
Location

Burton Road is one of Lincoln's most desirable Uphill addresses, perfectly positioned to enjoy the city's historic and cultural heart. Just a short distance from the iconic Lincoln Cathedral and the vibrant Bailgate quarter, residents benefit from an excellent selection of independent boutiques, cafés, restaurants, and everyday amenities. The area is well served by respected schooling, healthcare facilities and transport links, whilst offering easy access to both the city centre and the surrounding Lincolnshire countryside. Combining convenience, heritage, and a strong sense of community, this is an exceptional location from which to enjoy all that Lincoln has to offer.



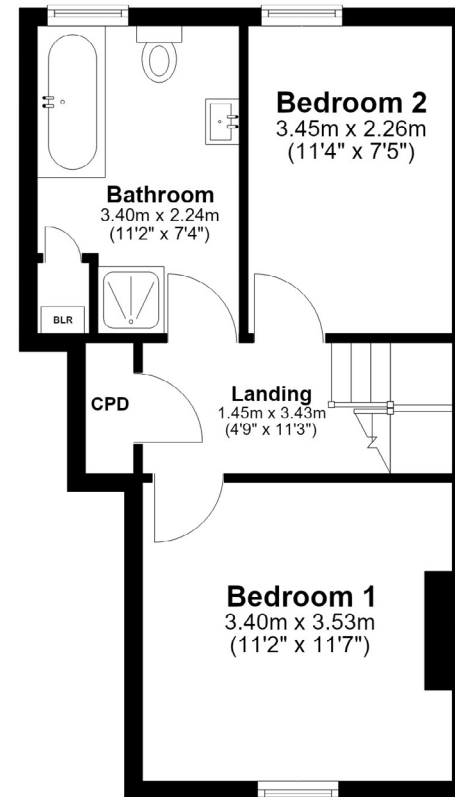
Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)

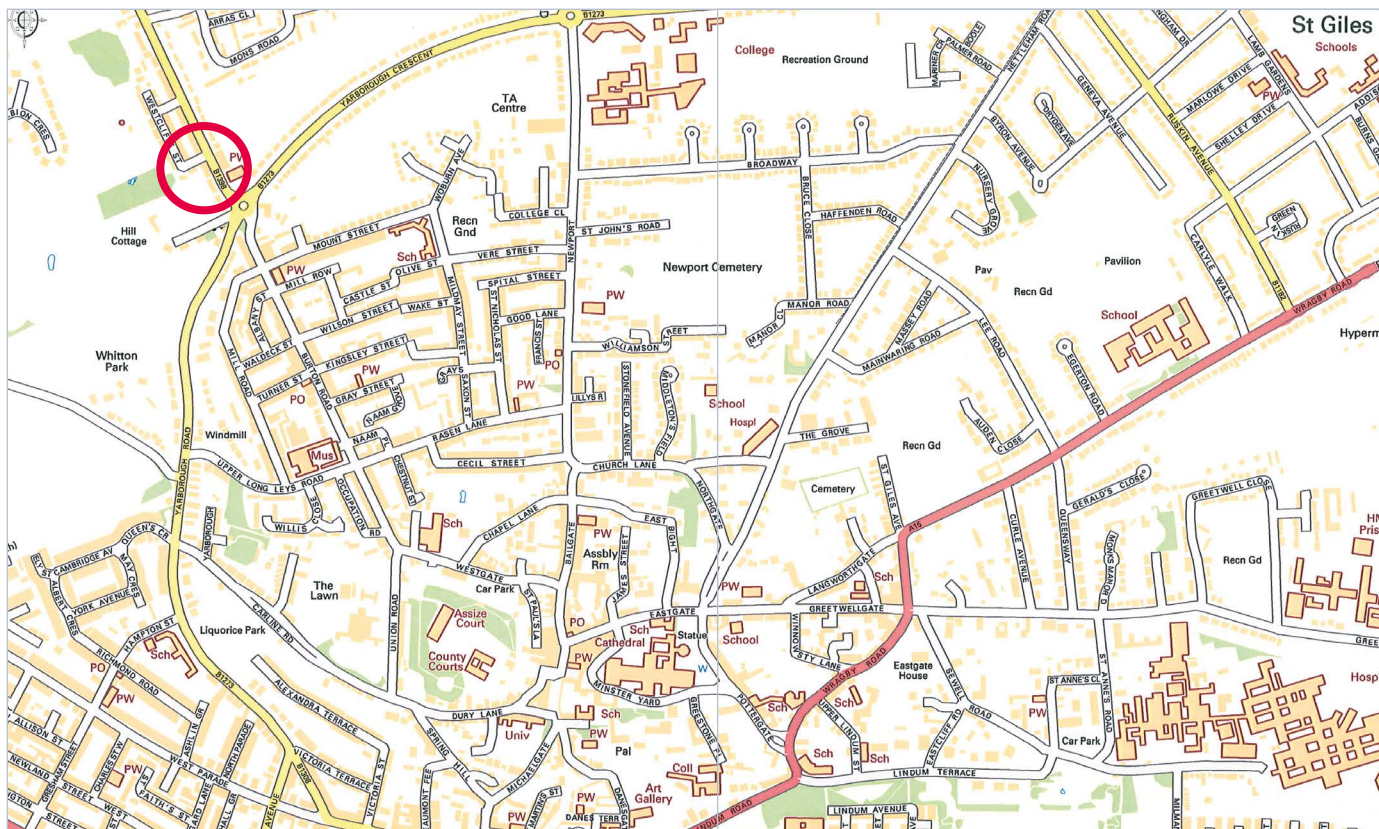
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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248 Burton Road, Lincoln







Directions - LN1 3UB

Entering Lincoln on the B1398 you will find the property on your right hand side just before the roundabout.

<https://what3words.com/late.faces.zest>

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing

Viewing of the property is strictly by appointment with the selling agent on 01522 504304.

Agent

James Mulhall
01522 504304
lincolnresidential@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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