





- Detached Family Home
- Popular Uphill Location
- Walking Distance To Bailgate
- Three Bedrooms Plus Attic Room
- 18'0" Lounge & 24'5" Kitchen Diner
- Block Paved Driveway
- Large West-Facing Garden & Outbuilding
- Call Today To View!

Burton Road, Lincoln, LN1 3TX
£400,000

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Starkey&Brown is pleased to offer for sale this spacious detached family home which stands upon a generous-sized plot within the popular Uphill area of Lincoln. Accommodation briefly comprises an entrance porch, entrance hallway, 18'0" lounge with bay window to the front aspect and a log burner fireplace, a separate sitting room with French doors overlooking the rear garden, an impressive 24'5" kitchen diner with double aspect windows and a breakfast bar, a utility, a ground floor WC, first floor landing, three bedrooms, a family bathroom and a converted attic space with dormer window to the rear aspect. Outside, the property benefits from a block paved driveway with space for several vehicles and a large west-facing garden to the rear, including a substantial timber outbuilding/bar. Call today to view. Council tax band: C. Freehold.









Entrance Porch
Having a uPVC side entrance door. Door into:

Entrance Hallway
Having stairs rising to the first floor.

Lounge
18' 0" x 14' 7" into bay (5.48m x 4.44m)
Having a large walk-in bay window to the front aspect, a cast-iron log burner fireplace with paved hearth and a brick-built surround, a radiator, and a picture rail.

Sitting Room
14' 8" max x 11' 6" max (4.47m x 3.50m)
Having a cast-iron log burner fireplace with tiled hearth, laminate wood effect flooring, a radiator, and an understairs storage cupboard. Opening into the kitchen diner and French doors overlooking the rear garden.

Kitchen Diner
24' 5" x 10' 0" max (7.44m x 3.05m)
Having a range of matching wall and base units, a breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over, cooking range with a cooker hood, space for an American-style fridge freezer, an integral dishwasher, ceramic tiled floor, a radiator, LED downlights and access to roof space.

Utility
Having plumbing for a washing machine with work surfacing over, a quarry tiled floor, a radiator, LED downlights, and a uPVC door to the garden.

Ground Floor WC
Having a low-level WC, pedestal wash hand basin, quarry tiled floor, a radiator, and an extractor.

First Floor Landing
Having a radiator, a storage cupboard, a door, and a lobby with space-saving stairs leading to the attic area.

Bedroom 1
14' 6" max x 11' 0" (4.42m x 3.35m)
Having a radiator, power and light, and a window with views over the rear garden and beyond.

Bedroom 2
12' 7" x 7' 2" (3.83m x 2.18m)
Having a radiator and a picture rail.

Bedroom 3
8' 8" x 5' 5" (2.64m x 1.65m)
Suitable as a nursery or study, and having a radiator and a picture rail.

Bathroom
Having a three-piece suite comprising a panelled bath with mains-fed rainfall shower, additional hand-held shower and glass shower screen over, a wash hand basin set in vanity unit, a low-level WC with concealed cistern, ceramic tiled floor, part tiled walls, heated towel rail, LED downlights and an extractor.

Attic Room
20' 6" x 7' 7" (6.24m x 2.31m)
Being plastered, insulated and carpeted with a radiator, Velux window to the side, large dormer window to the rear with views over the garden and beyond.

Outside Front
To the front of the property, there is a generous block-paved driveway with space for several vehicles, a garden shed, and a gate at the side leading to the rear garden.

Outside Rear
To the rear of the property is a generous-sized west-facing garden offering an excellent degree of privacy comprising lawn with a large raised paved patio, additional paved patio area, a garden shed, a number of fruit trees, outside lighting, outside power point, a cold water tap and a brick-built outbuilding/bar.

Brick Built Outbuilding/Bar
15' 2" x 15' 2" (4.62m x 4.62m)
Currently utilised as bar/enteteratinig area and being a substantial timber construction, fully insulated and plastered with a fitted bar, window overlooking the garden, and French doors leading to the garden.















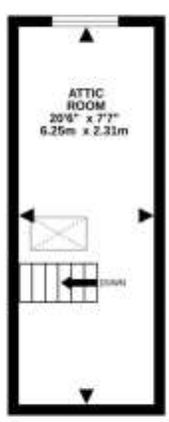


TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

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