





- Terraced Home In Uphill Location
- Versatile Living Accommodation
- South-Facing Garden
- Ground Floor Bathroom
- Across Three Floors
- Four Double Bedrooms
- Modern Kitchen
- Must View To Fully Appreciate

Rasen Lane, Uphill, LN1 3EZ
£250,000

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Starkey&Brown are delighted to offer for sale this unique four bedroom terraced home, positioned on Rasen Lane in Lincoln and offering accommodation arranged over three levels with Cathedral view from the living room and one of the bedrooms. Providing surprisingly generous and versatile living space for the area, this property would make an excellent purchase for families, first-time buyers or those looking for additional bedroom and reception space.

The property is approached via an alleyway leading through to the front entrance, providing access into the home. The ground floor briefly comprises an entrance area leading into a versatile additional room, which could be utilised as a downstairs bedroom, hobby room, home office or further living space depending on the requirements of the next owner. Also to the ground floor is a modern kitchen, which was replaced approximately four years ago, together with a useful ground floor bathroom. To the first floor is a generous living room, providing an excellent central reception space, with the staircase continuing to the upper level. There is also a further double bedroom on this floor. To the second floor are two further double bedrooms. Further benefits include gas central heating and full uPVC double glazing throughout.

To the rear is a private south-facing garden, which has recently been landscaped to create an attractive and manageable outdoor space, ideal for relaxing or entertaining. Parking is available nearby.

Rasen Lane is conveniently positioned within Lincoln, providing easy access to a wide range of local amenities, including shops, supermarkets, walking distance to the Bailgate area, schools and leisure facilities. Lincoln city centre is within easy reach, offering an extensive selection of shopping and entertainment, while excellent public transport links provide convenient access around the city and towards surrounding areas.

Council tax band: A. Freehold.





Access via passageway

Front door entry leading to:

Kitchen
10' 6" x 11' 5" (3.20m x 3.48m)
Fitted in 2022. Having a range of matching wall and base units with countertops, integrated appliances including a fridge-freezer, a dishwasher, a 4-ring induction hob with overhead extractor fan, an integrated electric oven, a ceramic sink with mixer tap, a radiator, uPVC double-glazed window to the rear aspect, a breakfast seating area and vinyl flooring. Staircase rising to the first floor. Access to:

Lobby
Having a uPVC door to the rear aspect, space and plumbing for utility appliances. Access to:

Bathroom
9' 5" x 5' 0" (2.87m x 1.52m)
Three-piece suite comprising low-level WC, wash hand basin, panelled bath with an overhead shower, tiled walls and flooring, a frosted double-glazed window to the side aspect and a radiator.

Bedroom 4/Sitting Room
10' 10" x 11' 5" (3.30m x 3.48m)
Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

First Floor Landing
Having a staircase to the second floor and access into:

Living Room
13' 3" x 11' 3" (4.04m x 3.43m)
Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a staircase to the second floor.

Bedroom 3
14' 2" x 11' 5" (4.31m x 3.48m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator and an airing cupboard.

Second Floor Landing

Bedroom 1
14' 0" x 11' 6" (4.26m x 3.50m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator and an overstairs storage cupboard.

Bedroom 2
12' 2" x 11' 5" (3.71m x 3.48m)
Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Outside Rear
South-facing garden, a patio seating area, a stone-laid area with mature shrubs, brick and fenced borders. Access to the passageway and outside front.

Outside Front
Nearby parking is available.













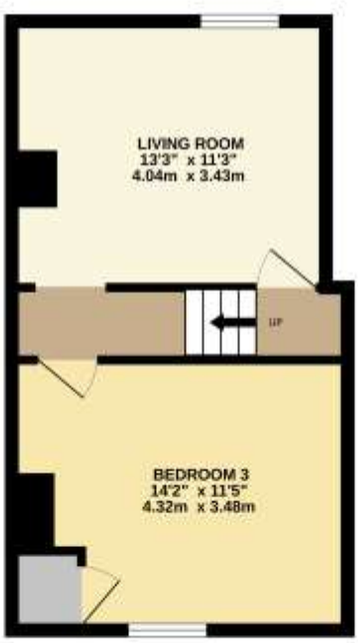


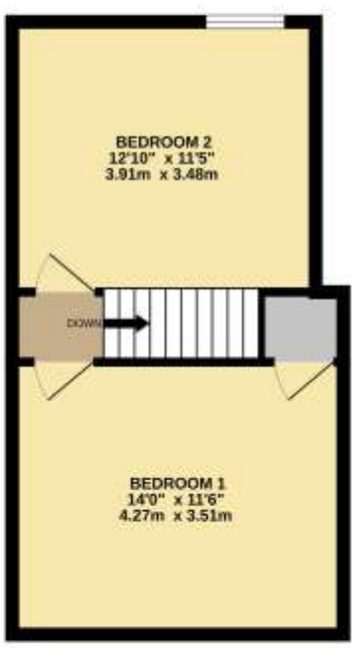
GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

2ND FLOOR
386 sq.ft. (35.9 sq.m.) approx.







TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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