



- 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
£430,000





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.

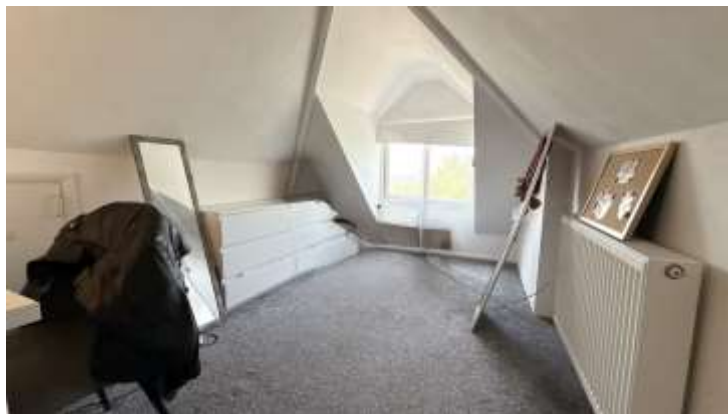
Outside Rear

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/entertaining 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.





OUTBUILDING/SHED
15'2" x 15'2" (4.61m x 4.61m) approx.

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

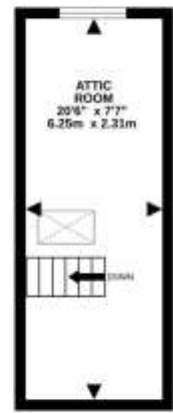
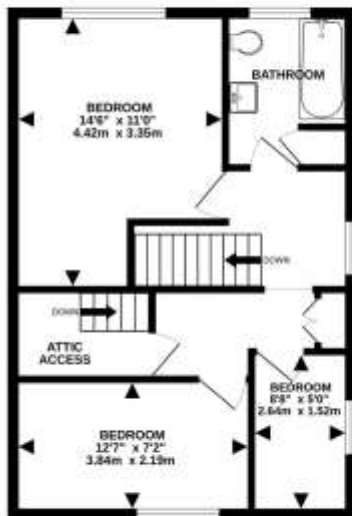
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
178 sq.ft. (16.4 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.2 sq.m.) approx.

2ND FLOOR
185 sq.ft. (17.1 sq.m.) approx.



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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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