



- Grade II Listed Period Home
- Two Bedrooms
- Open Plan Kitchen Diner
- First Floor Shower Room
- Prime Uphill Location
- Bailgate Living
- Walking Distance To Lincoln Cathedral Quarter
- No Onward Chain

Mill Road, Uphill, LN1 3JJ
£200,000





This charming Grade II Listed two-bedroom cottage is perfectly situated in Lincoln's highly sought-after Uphill area, offering a rare blend of historic character and immaculate living. Offered for sale with NO ONWARD CHAIN and rich in traditional features, the home is ideally located for easy access to the independent boutiques and bistros of the Bailgate, while enjoying a unique position that provides views of the local Windmill landmark to the front and the iconic Lincoln Cathedral to the rear. The interior is beautifully presented and features a cosy lounge, a heart-of-the-home kitchen diner with fitted units and a breakfast bar plus an original period stove. To the first floor, the landing leads to two comfortable bedrooms and a modern shower room. Externally, the cottage enjoys low-maintenance gardens to both the front and rear, providing private outdoor spaces within a prime city location. The exterior to the rear is a decking area ideal for relaxing and socialising with guests, alongside a garden that neighbours the adjacent property without borders - typical for this area. The property further benefits from residents' permit parking and falls within Council Tax Band A. Combining a prestigious location with well-maintained accommodation, this exceptional home is a fantastic opportunity for those seeking a characterful retreat in the heart of the Cathedral Quarter. Council tax band: A. Freehold.



Lounge

Exposed original wooden floor boards, a decorative fireplace, alcove storage, a wooden front door entrance to the front aspect, a single-glazed wood-framed window to the front aspect, and a coved ceiling. Access to:

Kitchen Diner

10' 6" x 19' 1" (3.20m x 5.81m)

Understairs storage cupboard - housing the electric box and electric meter and shelving for storage.

Dining Area

Laid to carpet, a radiator, built-in high and low level alcove storage, an original well-preserved stove, a coved ceiling, and stairs rising to the first floor.

Kitchen Space

Range of base and eye level units with a shaker style modern fixtures but with a traditional style, a tiled surround, a ceramic sink and drainer with a hot and cold mixer tap over, a 4-ring gas hob with extractor hood over, an integrated offat oven, integrated fridge, space and plumbing for a washing machine, a breakfast bar arrangement, tiled flooring, a single-glazed wood framed window to the rear aspect and solid wood barn style door with double-glazed panelling to the rear aspect leading onto the rear garden.

First Floor Landing

Bedroom 1

9' 11" x 10' 6" (3.02m x 3.20m)

Original wood flooring, a single pane sash window to the front aspect, an understairs storage cupboard - access to loft, an original cast-iron fireplace, TV and power points, a radiator, and a coved ceiling.

Bedroom 2

11' 2" x 7' 6" max (3.40m x 2.28m)

Decorative original fireplace, exposed wood flooring, wood-panelling, lighting and shelving, loft access, an obscured internal window into the shower room, a radiator, and a built-in bed. Access to a gas combination central heating boiler, a single pane sash window to the rear aspect overlooking the rear garden with views of the historic landmark of Lincoln Cathedral and Westgate water tower.

Shower Room

4' 0" x 8' 0" max into shower (1.22m x 2.44m)

Shower cubicle with aquabaord surround and mains mixer shower, a vanity unit, a low-level WC, metro tiled surround and a wall-hung horizontal mirror, an extractor unit, exposed wooden beams and exposed brick work valuted ceiling giving access to a Velux skylight and storage space.

Outside Front

Gravelled and flowerbed garden with a dwarfed walled perimeter. Access to a rear garden.

Outside Rear

Landscaped area with a decking area with a built-in seating arrangement, and wooden cladding to the wall with an external light fixture. Enclosed with a gated and fenced post arrangement leading onto a gravelled area open to the neighbouring gardens.

Agents Note

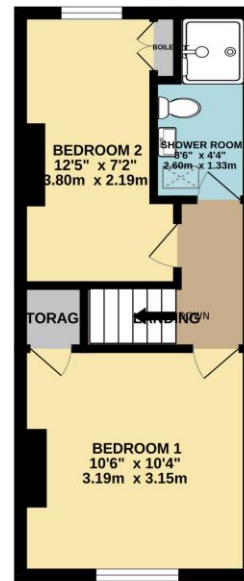
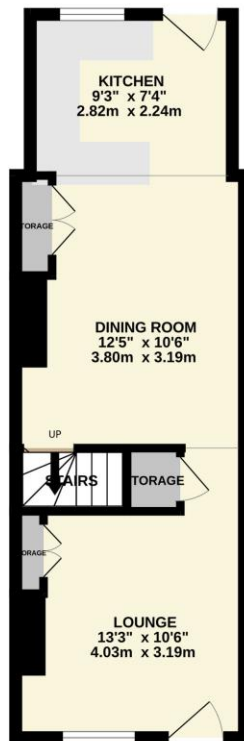
The property comes with permit parking. For further details, please get in touch with Starkey&Brown 01522 845 845.





GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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