



- Detached Family Home
- Prime Uphill Location
- Pleasant Cul-De-Sac Position
- Three Bedrooms

- Spacious Living Accommodation
- Driveway & Large Garage
- Substantial West-Facing Garden
- Call Today To View!

Broadway Close, Uphill, LN2 1SW  
£400,000





**PRIME UPHILL LOCATION! SUPERB WEST FACING PLOT!** Situated in a desirable cul-de-sac, this extended detached home on Broadway Close occupies a generous plot and is conveniently located within walking distance of Lincoln Cathedral and the Bailgate area. Spacious accommodation briefly comprises an entrance hallway, an open plan lounge and dining room with double aspect bay windows, a 24'3 kitchen diner with granite work surfaces and patio doors overlooking the garden, a large utility with a useful storage cupboard and ground floor WC. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Outside, there is a block-paved driveway with space for several vehicles, a larger-than-average garage, and a substantial west-facing rear garden which offers an excellent degree of privacy. Viewing is highly recommended!! Council tax band: D. Freehold.



## Entrance Lobby

Having uPVC double-glazed entrance doors, quarry tiled floor, part stained glass original door leading into:

## Hallway

Having a parquet wood block floor, a radiator, a dado rail, a coved ceiling, and stairs rising to the first floor, and an understairs storage cupboard.

## Lounge

16' 4" into bay x 13' 6" max (4.97m x 4.11m)

Having a walk-in bay window to the front aspect, parquet wood-block flooring, 2 radiators, a coved ceiling, wall lights, and opening into:

## Dining Room

11' 7" into bay x 11' 0" (3.53m x 3.35m)

Having parquet wood-block flooring, a walk-in bay window overlooking the garden, two radiators, wall lights, and a coved ceiling.

## Kitchen Diner

24' 3" x 9' 6" (7.39m x 2.89m)

Having a range of matching wall and base units, an additional tambour door unit/drinks cabinet, granite work surfacing and a breakfast bar, an inset one-and-a-half bowl stainless steel sink unit with mixer taps over, a built-in oven, hob and a cooker hood, an integral full height fridge freezer, an integral dishwasher, a walk-in pantry with original cold slab, ceramic tiled floor, a radiator, LED downlights, door leading into garage and a sliding patio door overlooking the garden.

## Utility

8' 7" x 7' 6" (2.61m x 2.28m)

Having a deep butler-style sink unit, space for a range of appliances, a large walk-in storage cupboard, a wall-mounted Worcester Bosch central heating boiler, and a radiator.

## Ground Floor WC

Having a low-level WC, quarry tiled floor, and part tiled walls.

## First Floor Landing

Having a storage cupboard and access to the loft with a loft ladder.

## Bedroom 1

14' 10" into bay x 12' 4" into wardrobe (4.52m x 3.76m)

Having a walk-in bay window to the front aspect, a fitted sliding door, mirror wardrobes, two radiators, and a coved ceiling.

## Bedroom 2

12' 4" into wardrobes x 12' 2" (3.76m x 3.71m)

Having fitted wardrobes with a matching dressing unit, a radiator, and a coved ceiling.

## Bedroom 3

9' 2" max x 8' 2" (2.79m x 2.49m)

Having fitted part-sliding door wardrobes and a radiator.

## Bathroom

Three-piece suite comprising an oversized corner panelled bath with mains-fed shower and a curved glass shower screen over, a pedestal wash hand basin, a low-level WC, vinyl flooring, storage/linen cupboard, a heated towel rail, fully tiled walls, downlights, and an extractor.

## Outside Front

To the front of the property is a block paved driveway with space for several vehicles, giving access to the garage, outside lighting, flowerbeds with a variety of plants and shrubs, and a path at the side leading to the rear garden.

## Garage

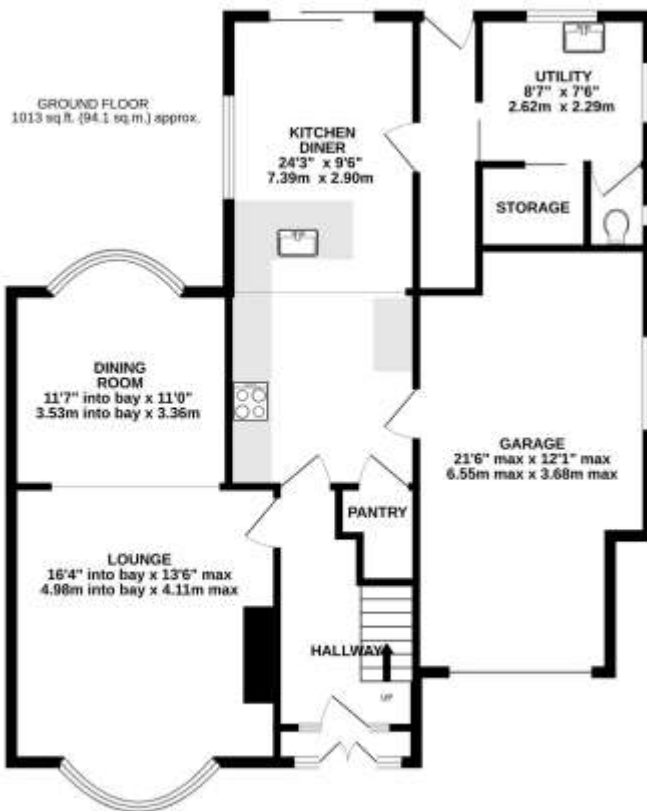
21' 6" max x 12' 1" max (6.55m x 3.68m)

Having a remote control roller shutter door, power and light, a window to the side, and a door leading to the kitchen diner.

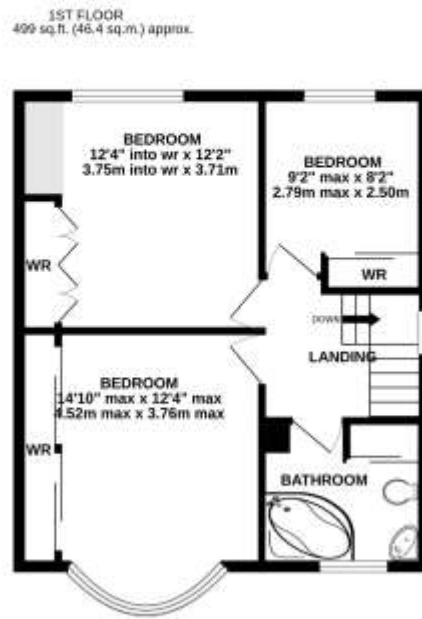
## Outside Rear

To the rear of the property is a substantial, established west-facing garden offering an excellent degree of privacy, being predominantly laid to lawn with a wide variety of mature shrubs, trees, and fruit trees, a vegetable plot, a brick-built composting area, a patio area, outside lighting, and a cold water tap.





**TOTAL FLOOR AREA: 1513 sq.ft. (140.5 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas 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 or all appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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