



- Character Home
- Across Four Floors
- Kitchen/Diner & Utility
- Prime Uphill Location
- Two Double Bedrooms
- Four Piece Family Bathroom Suite
- Private Rear Garden With Outbuilding
- No Onward Chain

Hereward Street, Uphill, LN1 3EW  
Offers Over £230,000





No onward chain! Perfect size for couples or first time buyers! Starkey&Brown are delighted to present this beautifully presented two-bedroom terraced property positioned on Hereward Street within the highly sought-after Uphill area of Lincoln. The property combines a wealth of character and charm with tasteful modern improvements and offers convenient and stylish living arranged over multiple floors. Accommodation briefly comprises a welcoming living room, an impressive kitchen/diner, a great space forming the heart of the home, and benefits from bi-fold doors opening onto the rear garden - creating an ideal setting for everyday living and entertaining. The kitchen provides access to a useful utility room, adding further practicality. A standout feature is the basement level accessed from the kitchen/diner, divided into two separate areas, currently being used for storage. The space offers excellent potential for future conversion (subject to necessary permissions) and provides possibilities for additional living. To the second floor, there is a generous double-bedroom with built-in storage, alongside a beautiful four-piece family bathroom suite, which features a freestanding bath and a walk-in shower cubicle. On the top floor, there is an impressive master bedroom. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, the rear garden has been recently landscaped with a decking seating area, alongside an outbuilding currently being used for storage. The current owners have maintained the property's original charm whilst upgrading key areas, resulting in a home that perfectly balances period charm as well as modern convenience. Positioned in the desirable Uphill area of Lincoln and is within easy access to the historic Bailgate area, Lincoln Castle, the Cathedral quarter, and excellent transport links. Council tax band: A. Freehold.



## Brand new uPVC composite door leading into:

### Living Room

12' 2" x 11' 3" (3.71m x 3.43m)

uPVC double-glazed sash window to the front aspect, newly fitted laminate flooring, a coved ceiling, original fireplace with mantelpiece, fitted shelving, and a built-in storage cupboard. Leading to:

### Hall

Staircase to the second floor. Access to:

### Kitchen/Diner

12' 2" x 12' 2" (3.71m x 3.71m)

Having a range of base and wall units with countertops, an integrated electric oven with 4-ring gas hob, space for a fridge freezer, a ceramic sink with mixer tap, tiled splashback, wooden flooring, a coved ceiling, a radiator, bi-fold doors leading to the rear garden, door to the staircase which leads to the basement. Access to:

### Utility Room

Having a window to the side aspect, laminate flooring, space, and plumbing for utility appliances.

### Basement

Currently being used for storage. Potential to convert (subject to planning permissions).

### Area One

12' 0" x 12' 0" (3.65m x 3.65m)

### Area Two

12' 0" x 10' 11" (3.65m x 3.32m)

### First Floor Landing

Coved ceiling, original wood flooring with carpet runner, and a staircase to the top floor. Access to:

### Bedroom 2

12' 0" x 11' 3" (3.65m x 3.43m)

Having a sash uPVC double-glazed window to the front aspect, original wooden flooring, a coved ceiling, a radiator, and an over-stairs storage cupboard.

### Bathroom

12' 0" x 9' 7" (3.65m x 2.92m)

Four-piece suite comprising a walk-in shower cubicle, a traditional low-level WC, a wash hand basin, a freestanding bath, a partially frosted window to the rear aspect, vinyl flooring, a coved ceiling, a radiator, and partially tiled walls.

### Third Floor

### Bedroom 1

19' 5" x 12' 0" (5.91m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a Velux double-glazed window to the rear aspect, carpeted, and a radiator.

### Outside Front

Nearby permit parking.

### Outside Rear

Decking seating area, gravelled area, a range of mature shrubs and hedges, and access to bin storage.

### Outbuilding

11' 11" x 8' 0" (3.63m x 2.44m)

Brick built with power and electricity. Currently being used for storage.





TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and every other item 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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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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