



9 Burton Road,
Lincoln

BROWN & CO



9 Burton Road, Lincoln

Situated on one of Lincoln's most sought-after Uphill addresses, this charming two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those seeking a property in the heart of the city's historic quarter. Located on the popular Burton Road, the property enjoys easy access to the Cathedral Quarter, Bailgate, independent shops, cafés, restaurants, and a wide range of local amenities.

The accommodation is well presented throughout and briefly comprises a welcoming lounge to the front aspect, leading through to a fitted kitchen/dining room. To the first floor are two bedrooms and a modern family bathroom. The principal bedroom is a generous double room featuring an attractive cast-iron fireplace and useful loft access, whilst the second bedroom provides an ideal guest room, home office, or nursery. Externally, a shared side passageway provides access to the rear yard, offering a low-maintenance outdoor space.

Perfectly positioned to enjoy Lincoln's rich heritage and vibrant community atmosphere, Burton Road combines everyday convenience with excellent access to the city centre and surrounding countryside.



ACCOMMODATION

Lounge

Double glazed casement window to front elevation, stairs to first floor, radiator, door to;

Kitchen/Diner

Double glazed casement window and door to rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four ring electric hob with extractor over, Worcester boiler, space and plumbing for washing machine, radiator.

First Floor

Bedroom One

Double glazed casement window to front elevation, cast-iron fireplace, loft access, storage area, radiator.

Bedroom Two

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising panel bath with shower over, wash basin in vanity unit, lowish WC, heated towel rail, part tiled walls.

Outside

The property offers on street parking via a residence permit pass and a side shared passageway leads to a rear yard, which also has pedestrian rights of way over to the benefit of the neighbouring properties.

Services

We understand the property offer mains water, electric, gas and mains sewer connections.

Tenure & Possession

Freehold and for sale by private treaty. Please note there is currently a tenant in situ on an assured shorthold tenancy who has been served notice to vacate on the 28th February 2027.

Council Tax
Band A

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.

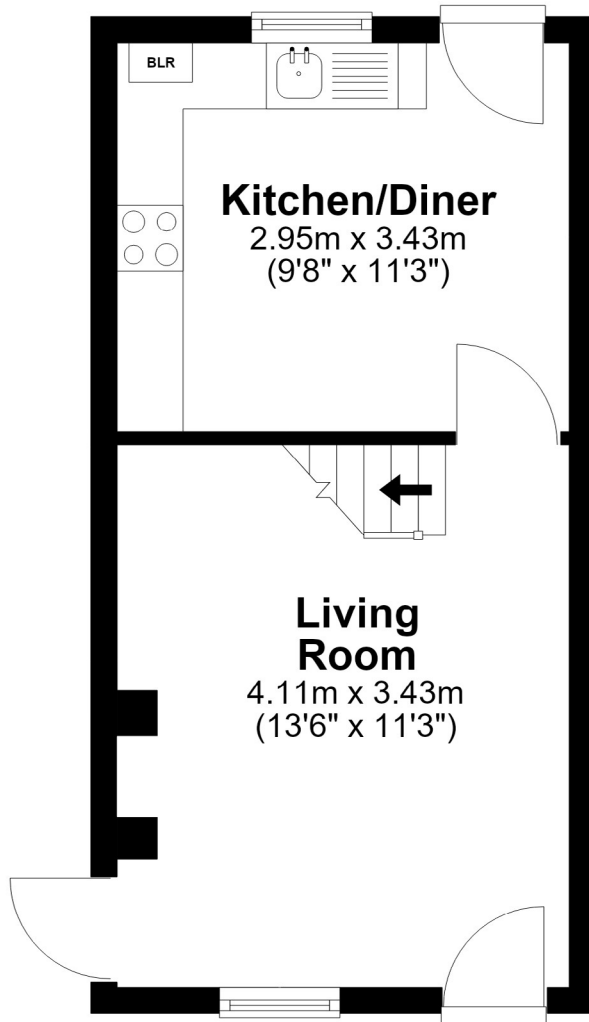
Location

Burton Road is one of Lincoln's most desirable Uphill addresses, perfectly positioned to enjoy the city's historic and cultural heart. Just a short distance from the iconic Lincoln Cathedral and the vibrant Bailgate quarter, residents benefit from an excellent selection of independent boutiques, cafés, restaurants, and everyday amenities. The area is well served by respected schooling, healthcare facilities and transport links, whilst offering easy access to both the city centre and the surrounding Lincolnshire countryside. Combining convenience, heritage, and a strong sense of community, this is an exceptional location from which to enjoy all that Lincoln has to offer.



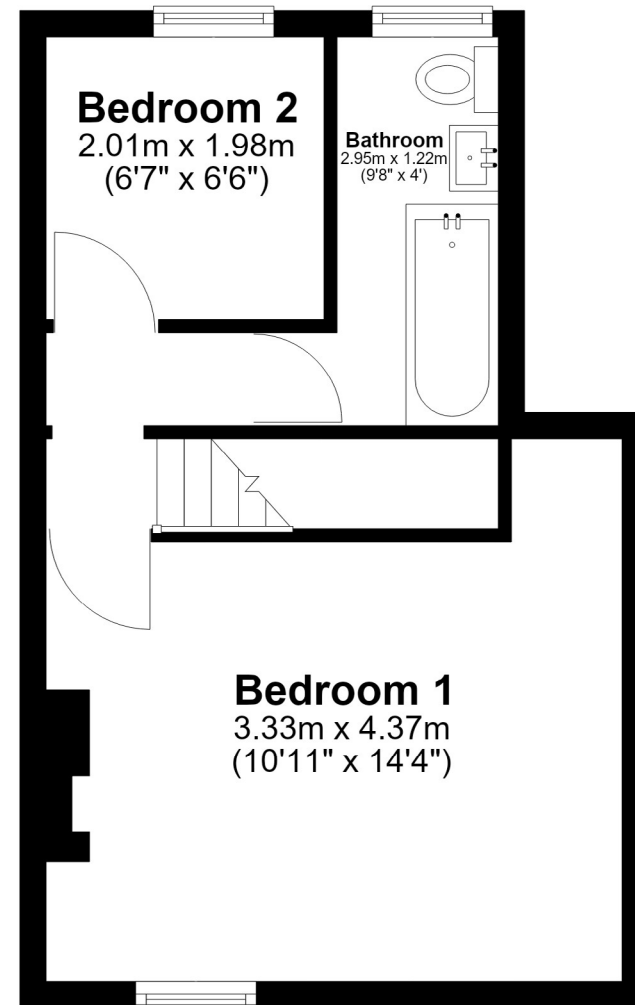
Ground Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



First Floor

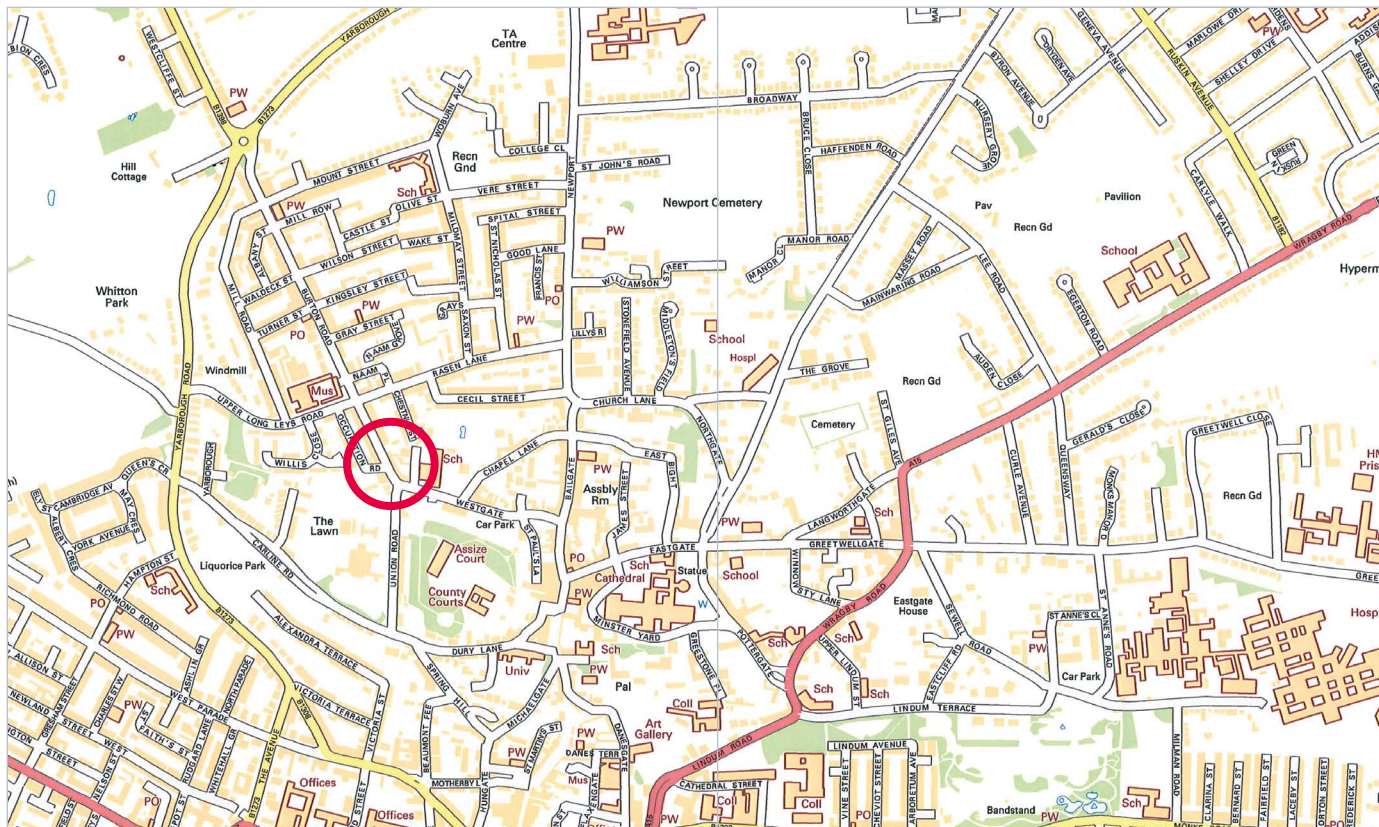
Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Directions - LN1 3JY

Entering Lincoln on the B1398 proceed towards the Castle on Burton Road and the property can be found on your left just before the mini roundabout.

<https://what3words.com/family.lakes.adopt>

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing

Viewing of the property is strictly by appointment with the selling agent on 01522 504304.

Agent

James Mulhall
01522 504304
lincolnresidential@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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