



- NO ONWARD CHAIN
- Semi-Detached House
- Three Bedrooms
- Three Bathrooms

- Prime Uphill Location
- Walk To Lincoln Cathedral
- Perfect Investment/Holiday Rental
- EPC Rating: C71

Newport, Uphill, LN1 3DW  
£200,000





Offered with NO ONWARD CHAIN, this impressive semi-detached home boasts approximately 1,000 sq ft of living space arranged over three versatile floors. Situated in a prime Uphill position, the property is just a short stroll from the historic Bailgate area and Lincoln's iconic Cathedral Quarter, making it an exceptional find for homeowners and investors alike. The interior is designed for flexibility, having previously served as a successful HMO investment for both professionals and students. By utilising one of the two reception rooms, the property easily transforms into a four-bedroom rental, further supported by three bathrooms including a private en-suite to the master bedroom. Whether you are looking to create a stylish family residence or a high-yield holiday let, the layout provides the perfect canvas for your vision. The exterior features a low-maintenance garden that offers a fantastic opportunity for landscaping and improvement to create a private outdoor retreat. Given the enviable proximity to Lincoln County Hospital, the Castle, and the vibrant local independent shops and eateries, this property represents a rare chance to acquire a substantial home in one of the city's most prestigious and sought-after locations. Council tax band: A. Freehold.



## Kitchen

Having a range of eye and base level units with counter worktops, space and plumbing for kitchen and laundry appliances, two uPVC double-glazed windows, a wall-mounted Ideal combination boiler, and tiled flooring.

## Dining Room/Communal Space

12' 1" x 9' 7" (3.68m x 2.92m)

A radiator, wood-effect laminate flooring, a patio door leading onto the rear garden, an understairs storage cupboard housing the consumer unit, and an alcove storage. Access to the lounge/bedroom 4.

## Lounge/Bedroom 4

14' 4" x 12' 0" (4.37m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a radiator.

## First Floor Landing

Access to bedroom 1 and 2 bathrooms.

## Bedroom 1

14' 2" max x 12' 0" (4.31m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a radiator. Access to:

## En-Suite Shower Room

6' 11" x 4' 11" (2.11m x 1.50m)

Having a shower cubicle, a low-level WC, a pedestal hand wash basin unit, a radiator, and a uPVC double-glazed obscure window to the side aspect.

## Bathroom

8' 3" x 6' 3" (2.51m x 1.90m)

Having a bathtub, a low-level WC, a pedestal hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, and a radiator.

## Shower Room

6' 3" x 3' 6" (1.90m x 1.07m)

Having a low-level WC, a pedestal hand wash basin unit, a shower cubicle, an extractor unit, a radiator, and a uPVC double-glazed obscured window to the rear aspect.

## Bedroom 2

12' 5" x 10' 2" max (3.78m x 3.10m)

Restricted ceiling height, a Velux window, a built-in wardrobe, and a radiator.

## Bedroom 3

11' 8" max x 9' 4" (3.55m x 2.84m)

Restricted ceiling height, a Velux skylight, a radiator, and a uPVC double-glazed window to the side aspect.

## Outside Rear

Low-maintenance garden with walled perimeters and a timber-built garden shed. Side access to the front of the property.



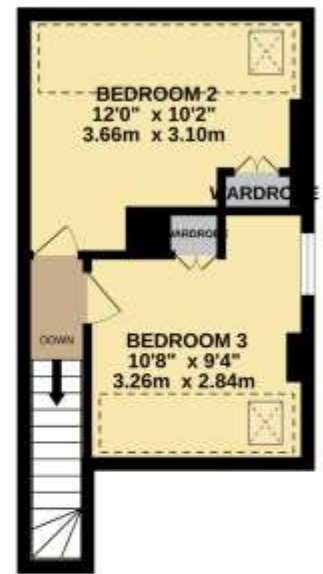
GROUND FLOOR  
481 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA - 995 sq.ft. (92.4 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.  
Made with Metropac ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE