



- Renovated Terraced Home
- Stunning City Views
- Courtyard Garden
- Being Sold With No Onward Chain

- Three Spacious Bedrooms
- Two Generous Reception Rooms
- Prime City Location
- Call Today To View!

Yarborough Terrace, Uphill, LN1 1HN
£230,000





Starkey&Brown is delighted to present this beautifully renovated three bedroom terrace property positioned on Yarborough Terrace which is just a stone throw from Lincoln city centre. Ideal first time purchase and being sold with no onward chain and has undergone an extensive programme of refurbishment by the current owner and combines stylish living with a prime city location. One of the stand out features is the elevated position allowing far reaching city views. Accommodation briefly comprises of an entrance hall leading into two spacious reception rooms, including a bay fronted living room to the front aspect and a separate dining room which seamlessly flows into the modern fitted kitchen creating an ideal space for entertainment and everyday living. The kitchen also benefits from a useful utility area and a ground floor well appointed family bathroom. Rising to the first floor there are three generous bedrooms, all of which accommodate double beds, with two of the rooms enjoying stunning elevated views across Lincoln's skyline, creating a wonderful backdrop to this fantastic property. Externally, to the front of the property there is permit parking. To the rear of the property there is a low-maintenance enclosed garden featuring a newly installed decking seating area perfect for outdoor entertainment, alongside a useful outbuilding providing additional storage. The property has been thoughtfully modernised and allows the next owner to move straight in. Further benefits of the property includes gas central heating and fully uPVC double-glazing throughout. Yarborough Terrace is in an excellent position within walking distance to Lincoln city centre, local amenities including shops, Cafes, Brayford Marina, green space, Lincoln University and the historic Uphill area. Viewing highly recommended to appreciate the property's space and location. Council tax band: A. Freehold.



Access through a shared passageway leading into:

Entrance Hall

Having a uPVC entrance leading to the hall, a staircase to the first floor. Access to:

Lounge

13' 7" into bay x 12' 3" (4.14m x 3.73m)

Having a uPVC bay-fronted window to the front aspect, wood flooring, a radiator, and a coved ceiling.

Dining Room

12' 4" max x 12' 0" (3.76m x 3.65m)

Having a uPVC double-glazed window to the rear, Amtico flooring, a radiator, understairs storage housing the fuse board and electric.

Kitchen

9' 0" x 7' 5" (2.74m x 2.26m)

Having a range of base units with an integrated electric oven, four-ring electric hob, a slimline dishwasher, a stainless steel sink with mixer tap, Amtico flooring, a uPVC door to the rear, space and plumbing for a washing machine.

Separate Utility Area

Having a uPVC double-glazed window to the side aspect, Amtico flooring, and a wall-mounted boiler. Access to:

Bathroom

Three-piece suite comprising a low-level WC, wash hand basin, panelled bath with overhead shower, a frosted double-glazed window to the side aspect, laminate flooring, tiled walls and a radiator.

First Floor Landing

Carpeted and loft. Access to bedrooms.

Bedroom 1

12' 4" max x 12' 0" (3.76m x 3.65m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a built-in wardrobe.

Bedroom 2

13' 4" x 7' 2" (4.06m x 2.18m)

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

Bedroom 3

9' 7" x 8' 5" max (2.92m x 2.56m)

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

Outside Rear

A brick wall surrounds a tiered garden with a decking area and an outside tap. Side access leading to the front of the property. Access to:

Outbuilding

7' 5" x 7' 0" (2.26m x 2.13m)

Full power and electrics.

Outside Front

Permit parking.

Agents Note

The property has undergone both structural and cosmetic work throughout and allows the next owners to move straight in. Please contact Starkey&Brown for any additional information.



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 Metroplan ©2025

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.

Important Information:

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU R LOCAL PROPERTY PEOPLE