



- Panoramic West-Facing Views
- Detached Family Home
- Four Bedrooms & En-Suite
- Versatile Living Accommodation

- Popular Uphill Location
- Large, Private Gardens
- Driveway & Garage
- NO CHAIN!

Westcliffe Street, Lincoln, LN1 3TZ
£375,000





SUPERB WEST FACING VIEWS & EXCEPTIONAL GARDEN! Starkey&Brown are delighted to offer for sale this hidden gem, occupying a substantial plot at the end of a quiet cul-de-sac in Lincoln's ever popular Uphill area. Behind its modest frontage lies a surprisingly spacious home with breathtaking west facing views across the west of Lincoln and for miles beyond. Burton Road's excellent amenities, Lincoln Castle and Lincoln Cathedral are all within easy walking distance. The accommodation briefly comprises entrance porch, hallway, 13'3" lounge, separate dining room, modern fitted kitchen, spacious utility room and an impressive garden room enjoying spectacular panoramic views. A useful workshop is accessed from the garden room. The ground floor also offers a generous principal bedroom with ensuite, whilst the first floor provides three further bedrooms, with bedrooms two and three enjoying even more impressive elevated views, together with a modern family bathroom. Outside, the exceptional west facing garden is far larger than first appears. The upper lawn makes the most of the stunning outlook, whilst pathways and steps lead through mature trees, shrubs and fruit trees to a wonderfully private lower garden with a summer house and gated access into neighbouring woodland. Whether enjoyed as it is or transformed into a spectacular landscaped garden, this is a truly special outdoor space with outstanding potential. Further benefits include a block paved driveway, garage, and an additional courtyard garden with greenhouse. Call today to arrange a viewing! Council tax band: C. Freehold.



Entrance Porch

Having a uPVC front entrance door, tiled flooring and a door into:

Entrance Hallway

Having a radiator and stairs rising to the first floor.

Lounge

13' 3" x 11' 5" max (4.04m x 3.48m)

Having a log-effect electric fireplace with tiled hearth and inset and wooden surround, a radiator and archway into:

Dining Room

14' 7" into bay x 12' 0" max (4.44m x 3.65m)

Having a radiator, a large walk-in bay window with French doors offering views to the rear.

Garden Room

32' 4" x 6' 1" (9.2m x 1.85m)

Having floor-to-ceiling windows and French doors with stunning views over the garden and beyond, paved flooring, and an adjacent workshop with a door to the rear garden.

Kitchen

8' 10" x 6' 10" (2.69m x 2.08m)

Having a range of matching handleless wall and base units, a single-drainer stainless steel sink unit with mixer taps over, a built-in oven, an induction hob with a cooker hood over, an integral dishwasher, a ceramic tiled floor, LED downlights, a serving hatch to the dining room and an adjacent understairs pantry.

Utility

9' 7" x 8' 7" (2.92m x 2.61m)

Having one and a half bowl single drainer stainless steel sink unit with mixer taps over, plumbing for a washing machine, space for additional appliances, ceramic tiled floor, storage cupboard and door leading to a courtyard garden.

Principal Bedroom

11' 10" x 8' 4" (3.60m x 2.54m)

Having a radiator, access to roof space, and a door leading into the garden room.

En-Suite

Having a modern three-piece suite comprising a large walk-in shower cubicle with mains-fed shower and glass shower screen, pedestal wash hand basin, low-level WC, wood-effect vinyl flooring, heated towel rail, fully tiled walls, LED downlights and an extractor.

First Floor Landing

Having access to a boarded loft with a loft ladder and lighting.

Master Bedroom

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

Having a large walk-in bay window with stunning views to the rear and a radiator.

Bedroom 2

11' 6" max x 11' 0" (3.50m x 3.35m)

Having a window to the rear aspect with stunning views and a radiator.

Bedroom 3

8' 6" x 8' 0" (2.59m x 2.44m)

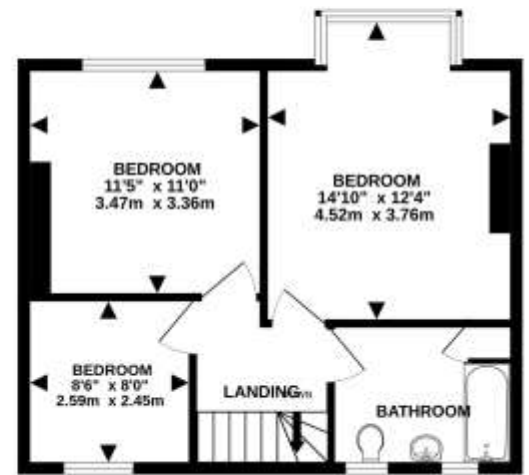
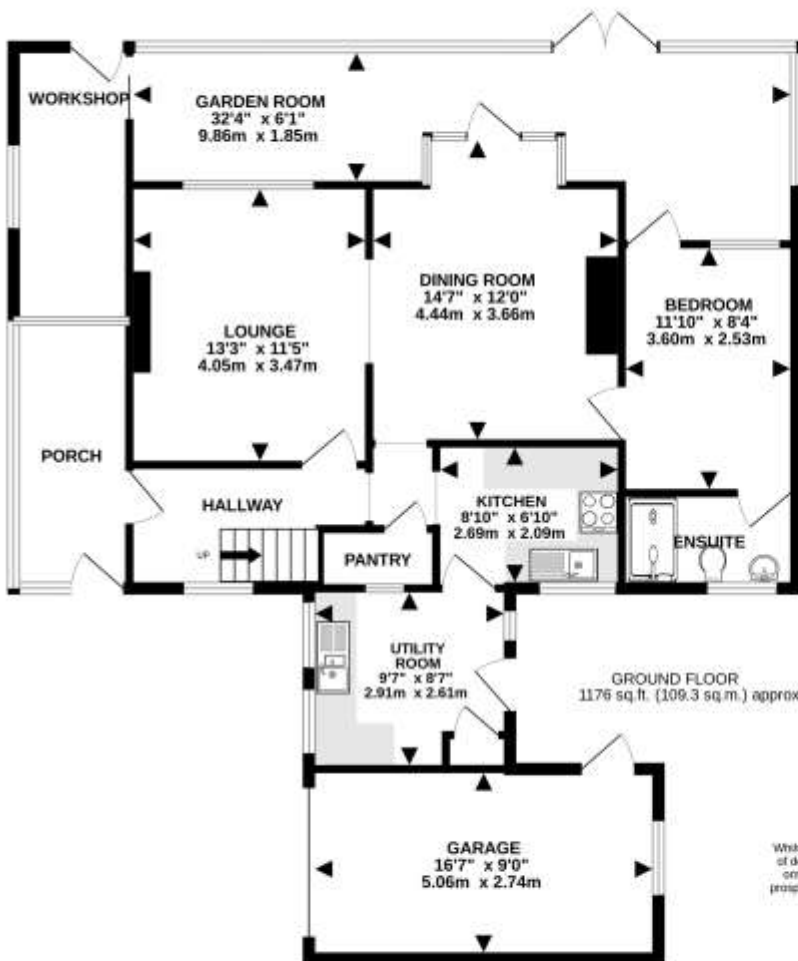
Having a radiator.

Bathroom

Having a modern three-piece suite comprising panelled bath with mains-fed shower and glass shower screen over, wash hand basin set in vanity unit, low-level WC with concealed cistern, wood-effect vinyl flooring and airing cupboard housing Worcester combination central heating boiler (installed 2025).

Outside Front

To the front of the property, there is a block paved driveway leading to the garage and gate at the side leading to the rear garden.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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.
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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

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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.

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