

- Period End Terrace House
- Walking Distance To Bailgate & Lincoln Cathedral
- 2 Double Bedrooms
- First Floor Shower Room

- 17'9 Lounge Diner
- Driveway Parking
- South-Facing Garden
- No Onward Chain

Good Lane, Uphill, LN1 3EH  
£184,950







Situated in a sought-after uphill location, this period end of terrace house is just a short stroll from the historic Lincoln Cathedral and Bailgate area of Lincoln. The home offers charming interiors and living space whilst impressively coming with off-street parking. The property offers well-presented accommodation throughout, beginning with a spacious entrance hallway that leads to a generous lounge diner measuring 17'9", complete with French doors opening directly onto the rear garden. The kitchen, measuring 11'5", provides a practical and welcoming space for everyday living and cooking. Upstairs, the first floor landing leads to two double bedrooms and a well-proportioned shower room. Outside, the home benefits from a driveway with parking for at least one vehicle, together with double wooden gates that open onto a sizeable south-facing garden, ideal for relaxing or entertaining guests. This freehold property is offered for sale with no onward chain, presenting an excellent opportunity in a highly desirable part of the city. Council Tax Band A. Freehold.



### Entrance Hallway

Having uPVC front entrance door, radiator, ceramic tiled floor, stairs rising to first floor and additional uPVC door leading onto driveway.

### Lounge Diner

17' 9" x 12' 0" max (5.41m x 3.65m)

Having coal effect gas fire with ornate surround, laminate wood effect flooring, radiator, dado rail, coved ceiling and French doors overlooking the garden.

### Kitchen

11' 5" x 9' 0" (3.48m x 2.74m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, integral full height fridge freezer, gas cooker point, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, pantry and central heating boiler (serviced annually).

### First Floor Landing

Having access to loft.

### Bedroom 1

14' 7" x 9' 0" (4.44m x 2.74m)

Having built-in wardrobe, laminate wood effect flooring, radiator and picture rail.

### Bedroom 2

12' 0" x 9' 0" (3.65m x 2.74m)

Having laminate wood effect flooring, radiator and picture rail.

### Shower Room

8' 10" x 8' 0" (2.69m x 2.44m)

Having 3 piece suite comprising modern shower cubicle, pedestal wash hand basin, low level WC, radiator and airing cupboard housing hot water cylinder.

### Outside Front

To the front of the property there is a small gravelled garden area and concrete driveway extending to side with double wooden gates leading into the rear garden.

### Outside Rear

To the rear of the property there is a low maintenance and fully enclosed south-facing garden comprising block paved patio area, gravelled garden area, green house and garden shed.

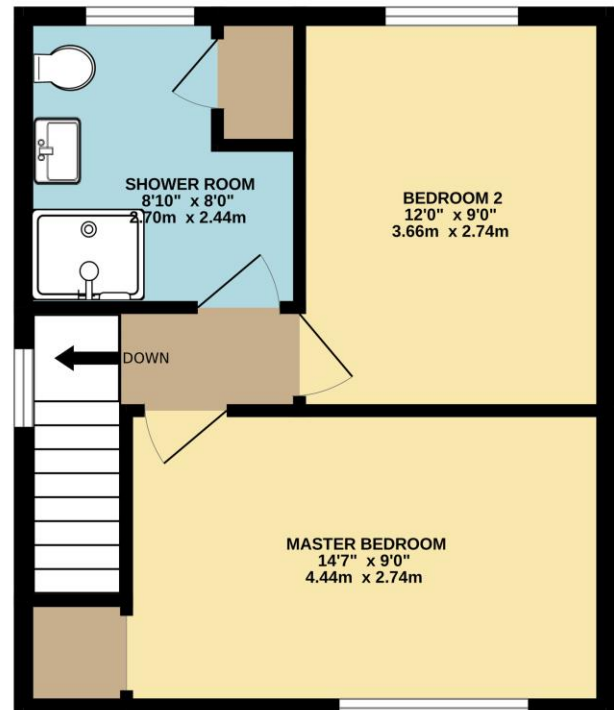
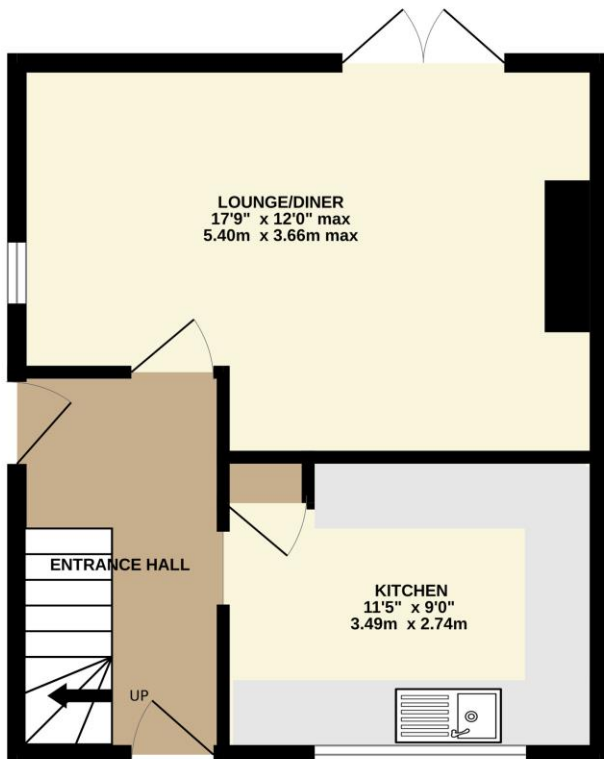






GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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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