



- Bay Fronted Terraced House
- Three Bedrooms
- Lounge & Kitchen Diner
- Utility & Ground Floor Bathroom
- South-West Facing Garden
- Popular Uphill Location
- No Onward Chain
- EPC Rating: 62D

Burton Road, Uphill, LN1 3UB  
£177,500





Located within the popular uphill area of Lincoln is this bay-fronted terraced house on Burton Road, positioned within easy walking distance of a wide range of local amenities and only a 15-minute stroll to the historic Lincoln Castle, Cathedral, and the vibrant Bailgate. The surrounding neighbourhood is exceptionally well-served by essential services including the Lincolnshire Co-op Food Store and Burton Road Post Office, while culture and leisure are on your doorstep with the Museum of Lincolnshire Life and the Yarborough Leisure Centre just a short walk away. Food enthusiasts will appreciate the proximity to renowned local eateries such as Ole Ole Tapas, along with artisan options like the Nonna Juana Delicatessen and the popular bars and pubs. The property itself would benefit from a scheme of modernisation works, however, it offers excellent potential with accommodation comprising a spacious entrance hallway, a lounge featuring a classic bay window, a kitchen diner, a utility area, and a ground-floor bathroom. The first floor includes a landing with a storage cupboard and three well-proportioned bedrooms, providing a flexible layout for a variety of buyers. Outside, the home features a south-west facing courtyard garden that acts as a natural sun trap, complemented by a useful brick outbuilding for additional storage. Offered with NO CHAIN, this freehold property sits in Council Tax Band A, making it an ideal project for those looking to create a charming home in the heart of Lincoln's historic Cathedral Quarter. Council tax band: A. Freehold.



### Entrance Hall

Access via shared passageway, front door entrance, a radiator, stairs rising to the first floor, an understairs storage cupboard, a wall-mounted consumer unit, an electric meter, and a light fixture. Access to the lounge and the kitchen diner.

### Lounge

11' 2" plus bay x 11' 8" (3.40m x 3.55m)

Having an electric fireplace, a radiator, and a uPVC double-glazed bay window to the front aspect.

### Kitchen Diner

11' 2" x 11' 8" (3.40m x 3.55m)

Having a range of base and eye-level units with counter worktops, an integrated oven, a 4-ring hob with extractor hood over, a fridge freezer, and a uPVC double-glazed window to the rear aspect. Access to:

### Utility Room

4' 11" x 5' 7" (1.50m x 1.70m)

Space and plumbing for a washing machine, a wall-mounted Worcester gas combination boiler, and an external uPVC door leading to the rear garden. Access to:

### Bathroom

5' 7" x 8' 8" (1.70m x 2.64m)

Three-piece suite comprising panelled bath with shower over, a low-level WC, vanity hand wash basin unit, partial tiled surround, an extractor unit, and a uPVC double-glazed obscured window to the rear aspect.

### First Floor Landing

4' 11" x 11' 8" (1.50m x 3.55m)

Access to three bedrooms and a storage cupboard.

### Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

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

### Bedroom 2

11' 3" x 7' 6" (3.43m x 2.28m)

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

### Bedroom 3

7' 5" x 11' 3" (2.26m x 3.43m)

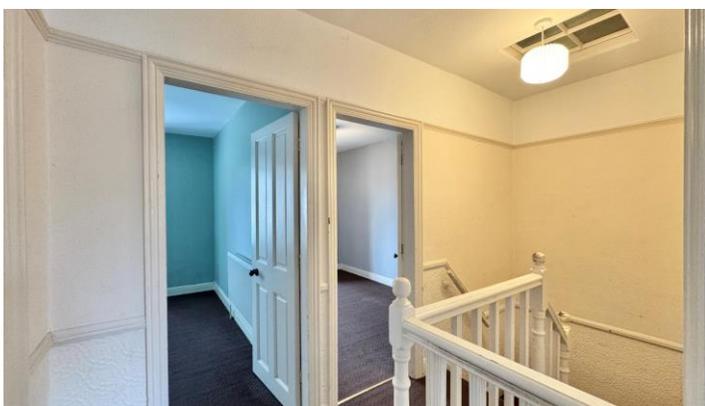
Having a uPVC double-glazed window to the front aspect and a radiator.

### Outside Rear

Low-maintenance courtyard, enclosed with dwarfed walled perimeter leading to a brick-built outbuilding. Additional access to a shared passageway.

### Outside Front

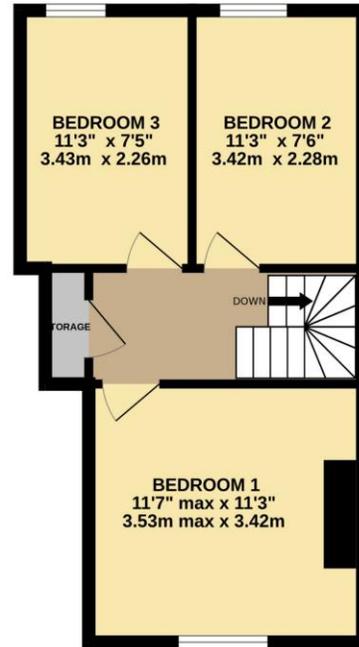
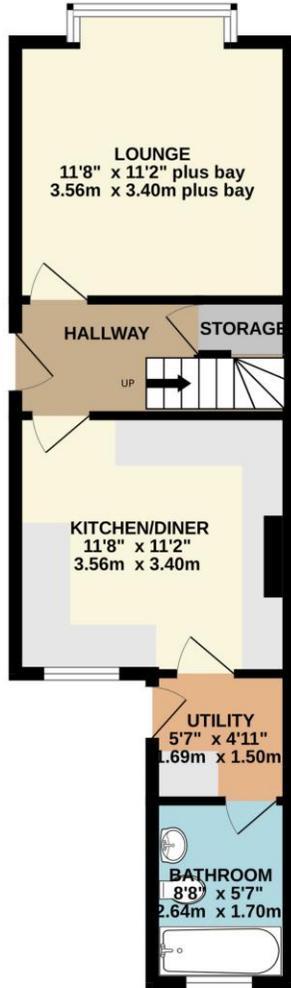
Dwarfed walled perimeter, storm porch entrance into the shared passageway.





GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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