



- 1913 Period Residence
- Approx 1843 Sq. Ft (STS)
- Semi-Detached House
- Four Double Bedrooms
- Superb Open Plan Layout

- Uphill Location
- Walking Distance To Lincoln Hospital & Lincoln Cathedral
- Modernisation Required
- No Onward Chain

Queensway, Uphill, LN2 4AH
£475,000



This period 1913 Edwardian residence stands as a testament to the architectural design of its era. Starkey&Brown is delighted to offer a rare opportunity to acquire a substantial semi-detached home in the heart of Lincoln's sought-after Uphill district.

Commanding a prime position on Queensway, the property presents a striking double bay-fronted facade and boasts approximately 1,843 sq. ft. of expansive living space. The current owners have maintained the home for over 50 years, but it now offers the potential for a sympathetic and comprehensive scheme of modernisation. This provides an exceptional canvas for those looking to blend historic character with a bespoke contemporary finish.

Upon entering the property you are greeted by the impressive entrance hall, where a magnificent feature window on the stairway acts as a focal point, bathing the original architectural details in natural light. The ground floor accommodation is designed for both grand entertaining and comfortable family life, featuring a bay-fronted lounge, a versatile secondary sitting room, and a formal dining room that seamlessly opens into the kitchen. Practical considerations are well-catered for with a boiler room, utility area, and a convenient ground floor cloakroom. Upstairs, the sense of scale continues with four generously proportioned double bedrooms, including a master suite measuring 13'11" x 13'11" with its own sweeping bay window. A first-floor shower room complete with a linen cupboard, serves all bedrooms.

Externally, the property includes a private lawned rear garden complete with a timber shed and a fascinating historical feature: an original underground shelter tucked away beneath the garden. To the front, an extensive driveway provides ample parking for a minimum of two vehicles.

The location is superb, situated just a short, scenic stroll from the historic Bailgate and Cathedral Quarter. Amenities such as Lincoln County Hospital, Bishop Grosseteste University, and national supermarkets are also within walking distance. Residents can enjoy a sophisticated lifestyle amongst independent boutiques, and award-winning restaurants like The Jews House or Ole Ole Tapas. The area is also home to the iconic Lincoln Castle and its lush grounds, perfect for weekend walks, while highly regarded schooling such as Lincoln Minster School and Lincoln Christ's Hospital School are within easy reach, making this a standout choice for a growing family.

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Council tax band: E. Freehold.

Entrance Porch

Quarry tiled flooring, a composite front door entrance to the side aspect, access to an understairs storage housing consumer unit, and the electric meter. Leading to:

Entrance Hall

7' 11" x 11' 2" (2.41m x 3.40m)

A radiator, a thermostat control, and stairs rising to the first floor. Access to living accommodation.

Lounge

14' 11" plus bay x 13' 11" (4.54m x 4.24m)

Two radiators, a picture rail, a coved ceiling, a solid wood mantle piece with fireplace and surround, and skirting board.

Sitting Room

13' 0" x 14' 0" (3.96m x 4.26m)

A uPVC double-glazed window to the front aspect, a coved ceiling, skirting boards, a gas fireplace, a picture rail, and a radiator.

Dining Room

11' 10" x 13' 0" max (3.60m x 3.96m)

A uPVC double-glazed window to the rear aspect, tiled flooring, a radiator, a gas fireplace, and a glass cabinet with inset and ambient lighting. Access to the boiler room and opening into the kitchen.

Boiler Room

5' 11" x 7' 5" (1.80m x 2.26m)

Having a uPVC double-glazed window to the side aspect, quarry tiled flooring, a wall-mounted gas central heating boiler, space and plumbing for a washing machine.

Kitchen

15' 0" x 10' 4" max (7'11" min) (4.57m x 3.15m)

A range of eye and base level units with counter worktops, space, and plumbing for appliances. Integrated appliances include a dishwasher, a double Bosch oven, a 4-ring gas hob with extractor hood over, sink and drainer unit, a uPVC double-glazed window to the rear aspect, and a uPVC door to the side aspect giving access to the garden. Access to:

Utility Room

9' 6" x 4' 0" (2.89m x 1.22m)

Having a uPVC double-glazed window to the rear aspect. Access to:

Downstairs WC

4' 11" x 2' 11" (1.50m x 0.89m)

A low-level WC with integrated vanity unit, tiled flooring and surround, a uPVC double-glazed window to the side aspect.

First Floor Landing

14' 7" max x 7' 11" (4.44m x 2.41m)

A feature window to the side aspect, a radiator, and access to the loft - double insulation. Access to bedrooms and the shower room.

Master Bedroom

13' 11" plus bay x 13' 11" (4.24m x 4.24m)

Having a uPVC double-glazed bay window to the front aspect, skirting board, a picture rail, and a radiator.

Bedrom 2

14' 0" x 13' 1" (4.26m x 3.98m)

Having a uPVC double-glazed window to the front aspect, a radiator, a built-in wardrobe, a picture rail, and a skirting board.

Bedroom 3

13' 1" x 11' 11" (3.98m x 3.63m)

Having a uPVC double-glazed window to the rear aspect, skirting board, a picture rail, and a radiator.

Bedroom 4

15' 0" x 10' 6" (4.57m x 3.20m)

Having a uPVC double-glazed window to the rear aspect, a picture rail, a skirting board, and a radiator.

Shower Room

7' 7" x 7' 4" (2.31m x 2.23m)

Three-piece suite comprising a corner shower cubicle, a low-level WC, a vanity hand wash basin unit, a uPVC double-glazed obscured window to the rear aspect, an extractor unit, tile, and aquaboard surround. Linen/Airing cupboard housing a hot water tank and shelving.

Outside Rear

An enclosed garden with a fenced perimeter, mostly laid to lawn with some flora borders. Access to a timber-built shed with an original underground shelter.

Outside Front

Small front garden with a picket fence perimeter. A block-paved driveway with parking for multiple vehicles.





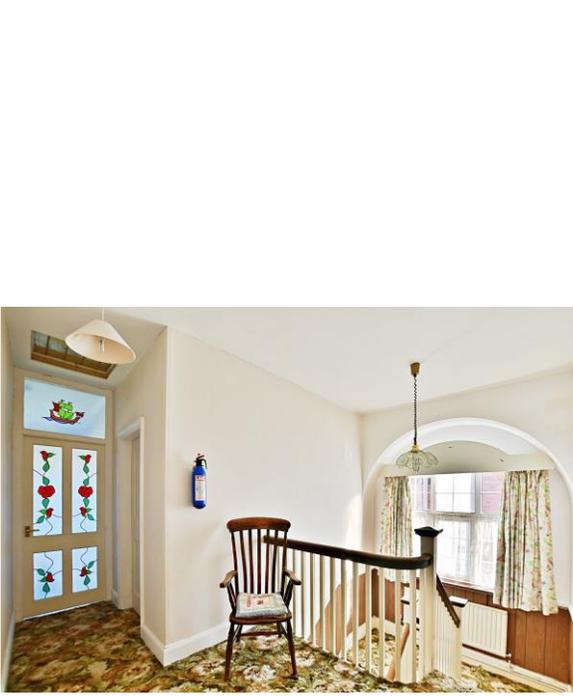
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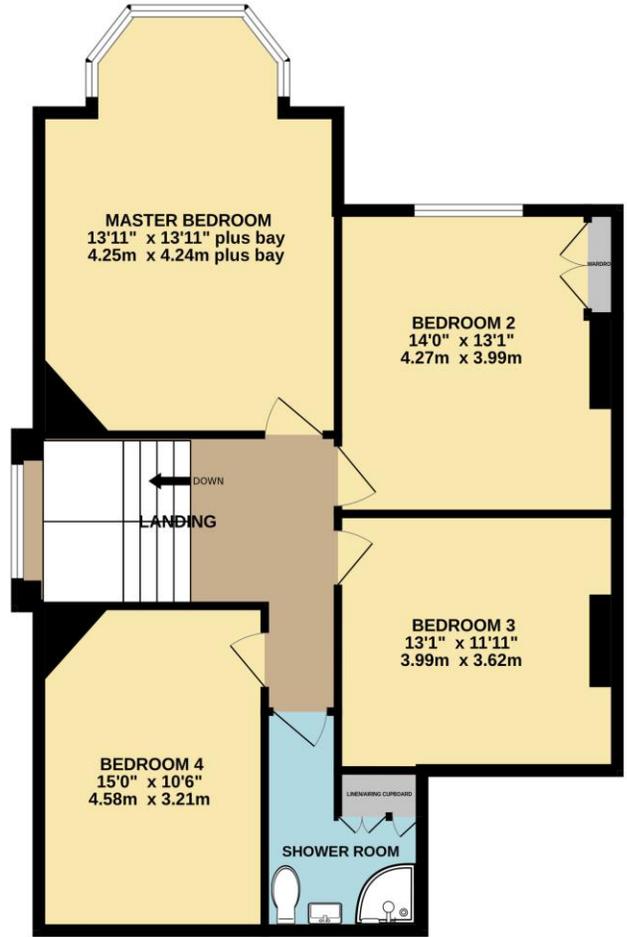
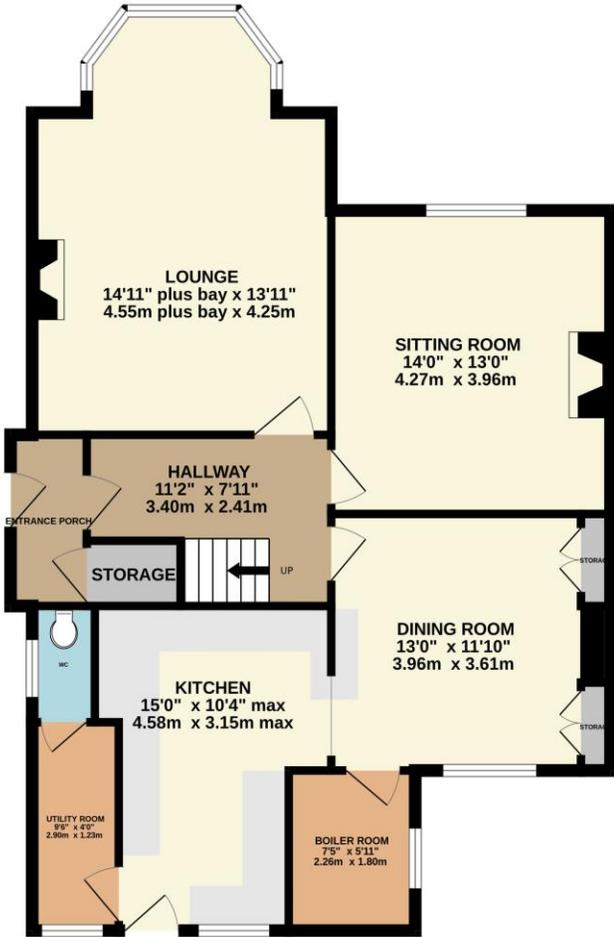
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GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 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.
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