



Burton Road, Lincoln



£400,000

- Detached House
- Four Bedrooms
- Attic Conversion
- Sought After Uphill Location
- Two Reception Rooms
- Garden Bar
- Freehold
- EPC rating E



Situated on the highly desirable Burton Road in Lincoln, this well presented four bedroom house offers spacious and versatile accommodation, ideal for modern family living.

The property boasts a contemporary kitchen diner alongside two generous reception rooms offering flexible living space. A particular highlight is the fantastic garden bar, providing the perfect setting for hosting friends and family throughout the year.

Ideally positioned within walking distance of a fantastic range of local amenities, including independent shops, cafes, restaurants, traditional pubs and everyday conveniences. The property also benefits from convenient access to Lincoln's historic Bailgate and Cathedral Quarter, with their charming boutiques, popular eateries and historic attractions.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Snug and WC to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. The attic has been converted into a spacious forth bedroom. Externally to the front of the property there is a block paved driveway with space for up to four cars. To the rear there is a large raised patio, lawned garden and a further patio next to the garden bar.



Porch

With the entrance door and windows to the side aspect.

Entrance Hall

With stairs rising to the first floor.

Lounge 18'9" x 14'7" (5.7m x 4.4m)

With a bay window to the front aspect, cast-iron log burner fireplace and radiator.

Sitting Room 14'8" x 11'6" (4.5m x 3.5m)

With french doors to the rear aspect leading to the rear garden, cast-iron log burner fireplace and access to understairs storage.

Kitchen Diner 24'5" x 10'0" (7.4m x 3m)

With windows to the front and rear aspects, fitted with a range of wall and base units with worktops over, sink with drainer unit, range cooker and hood, integrated dishwasher and space for a fridge freezer.

Utility Room

With space and plumbing for a washing machine and radiator.

WC

With a window to the rear aspect, fitted with a low level wc, wash hand basin and radiator.

First Floor Landing

With a window to the side aspect, stairs to the ground floor, access to storage and access to the fourth bedroom on the second floor.

Bedroom One 14'6" x 11'0" (4.4m x 3.4m)

With a window to the rear aspect and radiator.

Bedroom Two 12'7" x 7'2" (3.8m x 2.2m)

With a window to the front aspect and radiator.

Bedroom Three 8'8" x 5'0" (2.6m x 1.5m)

With a window to the side aspect and radiator.

Bathroom

With a window to the rear aspect. Fitted with a low level wc, wash hand basin, panelled bath with shower over, heated towel rail and access to storage.

Bedroom Four 20'6" x 7'7" (6.2m x 2.3m)

With a window to the rear aspect, velux window and stairs to the first floor.

Outbuilding/Bar 15'2" x 15'2" (4.6m x 4.6m)

An insulated outbuilding with heating, a window and french doors to the front aspect and base units with worktops over.

Outside

To to the front of the property there is a driveway for four vehicles.

To the rear of the property is a large raised patio, lawned garden and outbuilding/bar.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR
482 sq.ft. (45.7 sq.m.) approx.

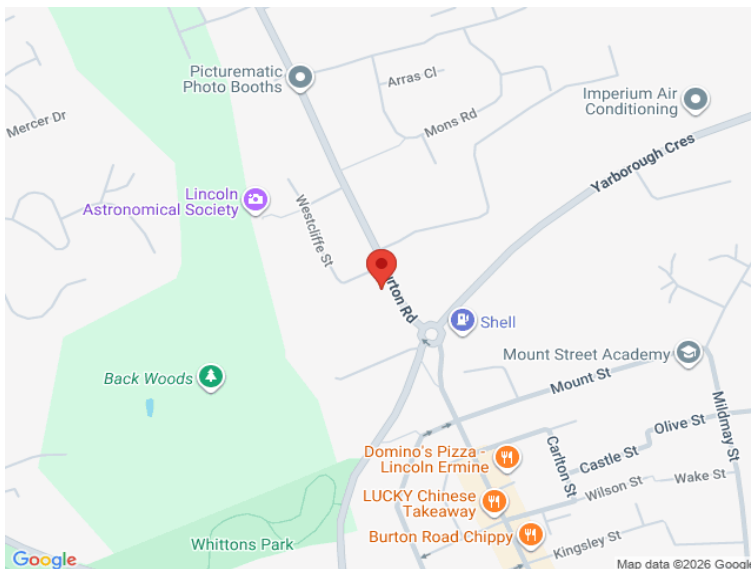
2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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