



- Detached Family Home
- Kitchen/Diner & Two Reception Rooms
- Owned Outright Solar Panels
- Spacious Private Rear Garden
- Three Double Bedrooms
- WC, En-Suite & Family Bathroom
- Insulated Home Office
- Prime Uphill Location

Riseholme Road, Uphill, LN1 3SN  
£430,000



Starkey&Brown is delighted to offer for sale this substantial three-bedroom detached family home positioned on the ever-popular Riseholme Road in Lincoln. The property has been thoughtfully extended and exceptionally well-maintained over the years and offers an abundance of versatile and spacious living perfectly suited for modern-day living.

Accommodation briefly comprises a welcoming entrance hall leading into a superb extended kitchen diner, undoubtedly the heart of the home, which is flooded with natural light from the skylights and French doors opening onto the rear garden. This fantastic space offers an extensive range of storage and creates a perfect environment for everyday living. There is a separate utility room and a convenient ground-floor WC, enhancing the practicality of the home. The property also benefits from two generous reception rooms - including a bay-fronted living room positioned to the front aspect and a versatile family room, which could equally be utilised as a snug, a formal dining room, or a playroom.

Rising to the first floor, there are three spacious double bedrooms, with the master bedroom benefitting from a Jack&Jill bathroom suite, and bedroom two enjoys an attractive bay window overlooking the front aspect. And a separate shower room completes the first floor.

Externally, there is a private enclosed rear garden predominantly laid to lawn with an attractive decking seating area. A highlight of this property is a home office which is insulated, completed with air conditioning - offering a perfect work from home environment, a hobby room or studio. To the front of the property, there is a block paved driveway providing off-street parking for multiple vehicles.

Further benefits include 15 owned outright solar panels installed in 2023 with three battery storage units providing excellent energy efficiency, gas central heating, and uPVC double-glazing throughout. Riseholme Road is highly regarded due to its location and is near to local amenities including schools, supermarkets, leisure facilities, and transport links into Lincoln city centre.

Council tax band: C. Freehold.



## Access through a uPVC composite door leading into:

### Entrance Hall

Two storage cupboards, staircase to the first floor, tiled flooring, and a radiator. Leading to:

### Kitchen Dining Room

20' 10" x 20' 5" (6.35m x 6.22m)

Having a range of matching wall and base units with countertops, space and plumbing for washing machine and a dishwasher, a Belfast sink with mixer tap, Rangemaster cooker with five-ring gas hob and overhead extractor fan, matching island with under storage, a uPVC double-glazed window to the rear, two Velux windows, uPVC French doors leading to the rear, tiled flooring, tiled splash backs, space and plumbing for a fridge freezer, a radiator and space for a dining table.

### Family Room

12' 0" x 11' 9" (3.65m x 3.58m)

Having a fireplace, carpeted, a radiator, and a coved ceiling. Double doors leading into:

### Living Room

11' 11" x 11' 9" (3.63m x 3.58m)

Having a uPVC bay window to the front aspect, carpeted, two radiators, a fireplace, and a coved ceiling.

### Utility Room

Space and plumbing for utility appliances, a personnel door leading to the garage, a uPVC door to the rear, and a radiator.

### WC

Having a wash hand basin, a low-level WC, tiled flooring, and a frosted double-glazed window to the rear.

### First Floor Landing

Having a uPVC double-glazed window to the front aspect, carpeted, loft access (further insulation has been added), and a storage cupboard. Access to the bedrooms, Jack&Jill bathroom, and shower room.

### Bedroom 1

24' 9" x 9' 1" (7.54m x 2.77m)

Having a uPVC double-glazed window to the front and rear aspects, carpeted, a vertical radiator, and a fitted wardrobe.

### Jack & Jill Bathroom

Four-piece suite comprising a Jacuzzi bath, a corner shower cubicle, a wash hand basin, a low-level WC, laminate flooring, tiled walls and a frosted double-glazed window to the rear.

### Bedroom 2

13' 2" x 11' 9" (4.01m x 3.58m)

Having a uPVC double-glazed bay window to the front aspect, an additional uPVC double-glazed window to the side, carpeted, three small radiators under the window, and a fitted wardrobe.

### Bedroom 3

12' 1" x 11' 9" (3.68m x 3.58m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a coved ceiling, and a radiator.

### Shower Room

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, a frosted double-glazed window to the rear, laminate flooring, a radiator, and tiled walls.

### Outside Front

Block-paved driveway parking for multiple vehicles and hedged borders. Access to:

### Garage

16' 4" x 9' 5" (4.97m x 2.87m)

Having an electric roller shutter garage door, solar panel controls, power, and electric.

### Outside Rear

Mostly laid to lawn with a fully fenced surround, a patio seating area, a decking area, a timber-built shed, and a summer house.

### Home Office

20' 4" x 8' 4" (6.19m x 2.54m)

Fully insulated, laminate flooring, air conditioning, LED lighting, and a uPVC double-glazed window to the side aspect.

### Agents Note

There are 15 solar panels that are owned outright and installed in 2023. Three batteries are in the garage. Please contact Starkey&Brown for further information.





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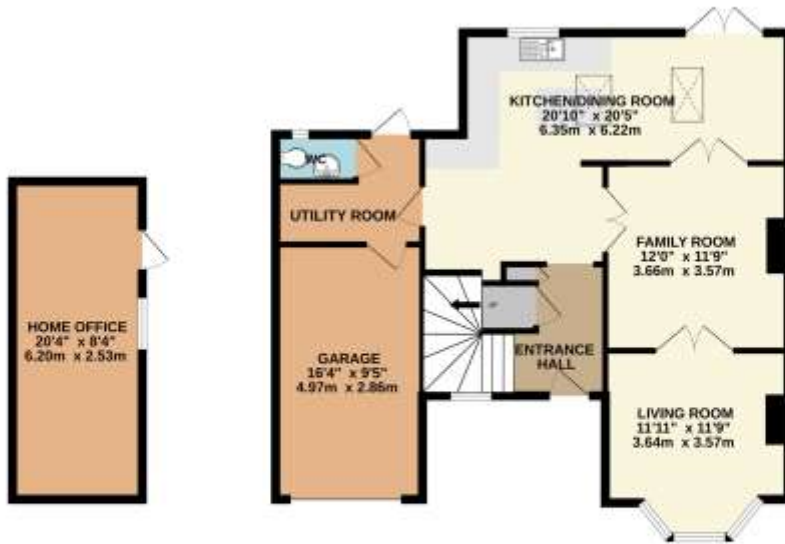
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GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 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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