



- Popular Uphill Location
- Bay Fronted Terraced House
- Lounge & Kitchen Diner

- Three Bedrooms
- Utility & Ground Floor Bathroom
- South-West Facing Garden

Burton Road, Uphill, LN1 3UB
Monthly Rental Of £1,195





Starkey & Brown are pleased to offer for let this spacious three-bedroom, bay-fronted terraced home, ideally located on the popular Burton Road, within easy walking distance of a wide range of local amenities and just a 15-minute stroll to Lincoln Castle, Cathedral, and the vibrant Bailgate area. The accommodation briefly comprises a generous entrance hallway, bay-fronted lounge, kitchen diner, utility area, and a ground floor bathroom. To the first floor are three good-sized bedrooms along with a useful storage room. Externally, the property benefits from a south-west facing courtyard garden along with a brick-built outbuilding providing additional storage. Council tax band: A, EPC Rating: D, Holding Deposit: £275 , Deposit: £1378.



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

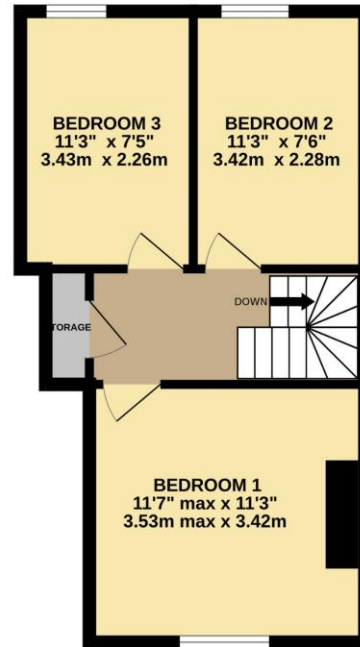
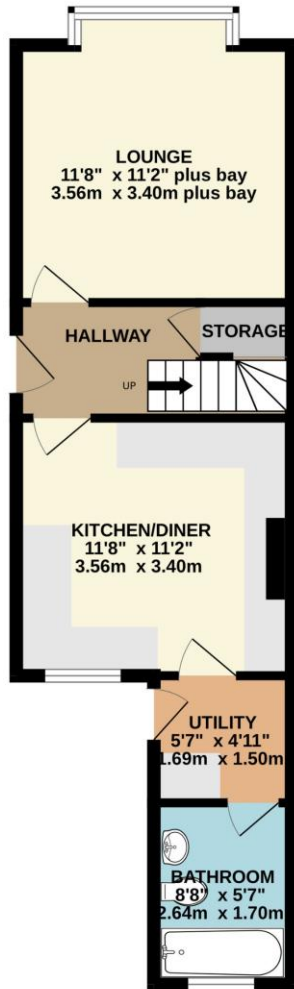
Dwarfed walled perimeter, storm porch entrance into the shared passageway.





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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