



BY DESIGN

Burns Place

The Colosseum, Lincoln, Lincolnshire, LN1 3EX

Occupying a prime position within The Colosseum, one of Lincoln's most distinguished developments

Occupying a prime position within The Colosseum, one of Lincoln's most distinguished gated developments, this exceptional six-bedroom residence is set behind private gates within an elegant Georgian-inspired crescent. The property enjoys an enviable setting in the heart of historic Uphill Lincoln, just moments from Lincoln Cathedral, Lincoln Castle and the vibrant Bailgate. Beautifully arranged across four impressive floors, Burns Place seamlessly combines architectural elegance with contemporary family living and is offered to the market with no onward chain.











Accommodation

Burns Place is an exceptional six-bedroom family home occupying a prime position within The Colosseum, one of Lincoln's most sought-after residential developments. Designed in an elegant Georgian style, the impressive, gated crescent enjoys a peaceful setting around beautifully maintained communal gardens enclosed by wrought iron railings and approached via a private gated entrance leading to a charming, cobbled courtyard.

The property has been thoughtfully designed to offer versatile family accommodation of exceptional quality across four floors. Finished to a high specification throughout, the home benefits from cavity wall construction, solid oak flooring and a wealth of bespoke finishes.

The ground floor is centred around a magnificent open-plan kitchen and dining room, creating an outstanding space for both everyday family life and entertaining. Beautifully appointed with an extensive range of fitted cabinetry, quartz worktops, integrated appliances and a substantial central island, the room is further enhanced by a feature fireplace with log burner. Double doors open directly onto the landscaped rear garden, creating a seamless connection between inside and out. A separate utility room and cloakroom complete this floor.

To the front of the property, the elegant living room enjoys attractive views across the crescent gardens and features solid oak flooring, an ornamental fireplace and bespoke fitted cabinetry, providing a refined yet welcoming reception space.

The lower ground floor benefits from its own independent entrance and offers three generous bedrooms together with a Jack and Jill shower room, creating an ideal arrangement for older children, visiting guests, multi-generational living or those seeking dedicated home office accommodation.

The first floor provides a further reception room overlooking the communal gardens, alongside two spacious double bedrooms and a beautifully appointed family bathroom.

Occupying the entire second floor, the impressive principal suite forms a luxurious private retreat. The generous bedroom incorporates extensive fitted wardrobes, charming built-in window seats and a stylish en suite bathroom, creating an elegant and peaceful sanctuary.

Outside, the landscaped rear garden has been designed for ease of maintenance and year-round enjoyment, with a generous, paved terrace perfectly suited to outdoor dining and entertaining alongside an attractive lawn. A rear gate provides direct access to the garage and allocated parking within the private cobbled courtyard.









Location, Schooling and Services

Occupying an enviable position within proximity to Lincoln's historic Cathedral Quarter, The Colosseum is widely regarded as one of the city's most distinguished gated developments. Situated on Newport, and accessed via a private gated entrance, the development offers an exceptional combination of privacy, security and convenience within one of Lincoln's most historically significant settings.

Steeped in over two thousand years of history, Uphill Lincoln is renowned for its magnificent architecture, Roman origins and vibrant community. The nearby Bailgate, with its charming cobbled streets, independent boutiques, artisan cafés, restaurants and traditional public houses, provides a unique village atmosphere rarely found within a city centre. Just a short walk away stand two of England's finest historic landmarks, the magnificent Lincoln Cathedral and the imposing Norman Lincoln Castle, together forming one of the country's most celebrated heritage destinations.

Residents enjoy an exceptional lifestyle, with theatres, galleries, museums, cultural festivals and a variety of seasonal events all within easy walking distance. The surrounding area offers an outstanding balance between historic character and modern convenience, making it one of the East Midlands' most desirable places to live.

Families are particularly well served by a number of highly regarded educational establishments, including Lincoln Minster School, St Mary's Preparatory School, excellent secondary schools and two universities, all within close proximity. Additionally, the David Lloyd Health and Leisure Club at Burton Waters is just a short distance away.

Despite its peaceful setting, Burns Place offers excellent connectivity. Lincoln railway station provides direct services to London King's Cross in approximately two hours, making the city increasingly attractive to commuters. The A46 provides swift access to Newark and the A1 at Markham Moor, while the A15 connects northwards towards the M180 motorway network and Humberside Airport. East Midlands Airport can be reached in around one hour by car.

Services: Mains gas, electricity, water and drainage. Gas central heating

Tenure: Freehold

Local Authority: Lincoln City Council

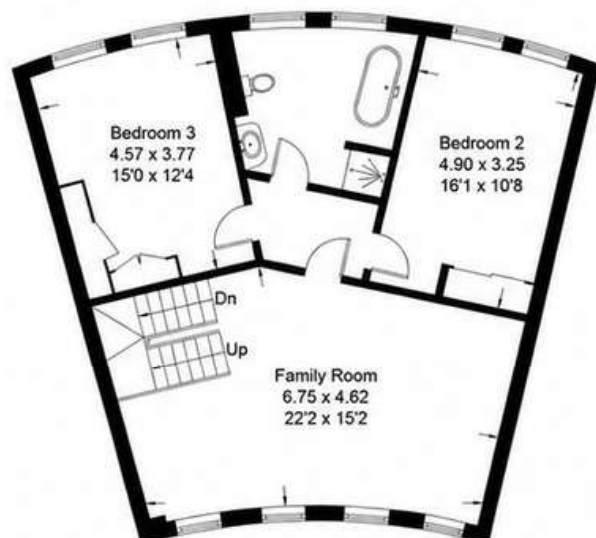
Council Tax Band: G

EPC Rating: B | Sat Nav: LN1 3EX

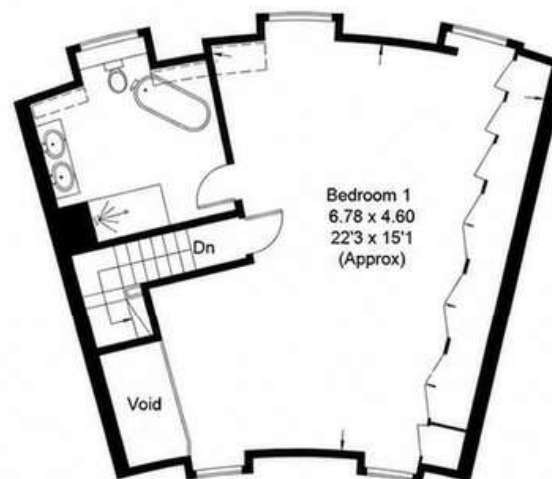




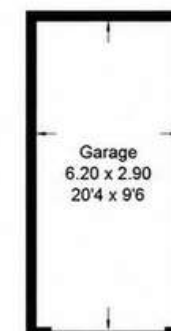




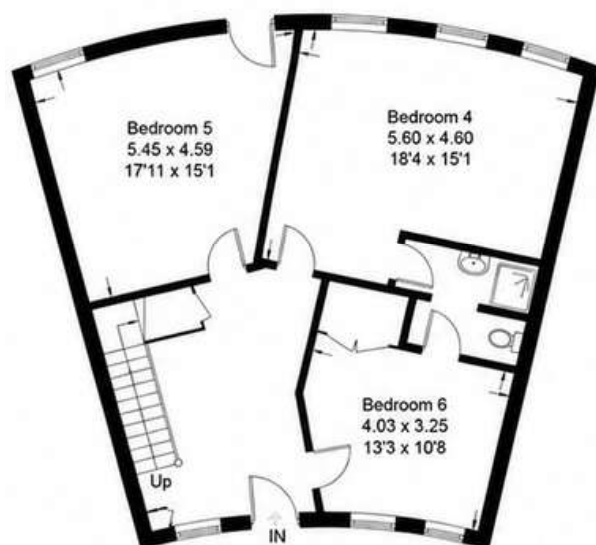
First Floor



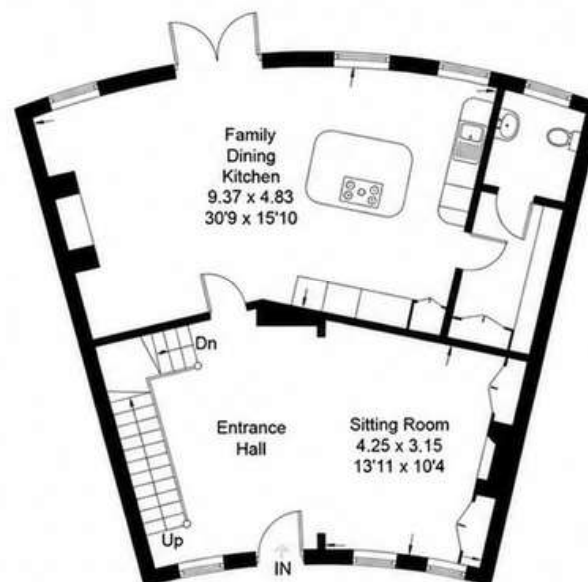
Second Floor



(Not Shown In Actual
Location / Orientation)



Lower Ground Floor



Ground Floor





BY DESIGN

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National audience
local knowledge