



- NO ONWARD CHAIN
- Detached House
- Four Bedrooms
- Three Reception Rooms
- Large Rear Garden
- Driveway Parking & Garage
- Uphill Location Near To Lincoln Cathedral
- Close To Lincoln County Hospital

Bruce Close, Uphill, LN2 1SL
£425,000





Offered for sale with NO ONWARD CHAIN, this four-bedroom detached family home occupies a generous plot in a sought-after uphill position within Lincoln, conveniently situated for the historic Cathedral Quarter, Bailgate and a range of local amenities. Having been owned by the same family for the past 40 years, the property has provided an ideal home for a growing family and the creation of lasting memories. Offering spacious accommodation arranged over two floors, including an extended dining room, the property presents an excellent opportunity for a purchaser to modernise and personalise to their own tastes, with further potential to explore the possibilities offered by the existing accommodation and generous plot, subject to any necessary planning permissions and consents. The ground floor comprises an entrance hall, downstairs WC, an impressive lounge measuring 21'3" x 12'3", a separate dining room overlooking the rear garden, breakfast room and kitchen. To the first floor are four bedrooms, including a front-facing bedroom enjoying views towards Lincoln Cathedral, with a family bathroom completing the first floor. Externally, the property benefits from a substantially large, established rear garden offering a good degree of privacy, predominantly laid to lawn and complemented by mature shrubs and planting around the boundaries. To the front is a generous driveway providing off-road parking for multiple vehicles, together with access to the integral garage, measuring 20'4" x 10'. Further benefits include gas central heating and uPVC double glazing throughout. The location is particularly appealing, with independent shops, cafes and everyday services available along Newport, while the historic Bailgate, Lincoln Cathedral, Lincoln Castle and Castle Square are all within convenient reach. Lincoln County Hospital is also readily accessible, as is Bishop Grosseteste University, making this an attractive position for a variety of purchasers seeking an uphill Lincoln address. For further details and viewing arrangements, please contact Starkey & Brown. Council tax band: D. Freehold.



Front Porch

The property is approached via a brick-built front porch, featuring uPVC double-glazed windows to the front and side aspects, together with an internal door leading into the entrance hall.

Entrance Hall

The entrance hall provides access to the lounge, downstairs WC, breakfast room, and staircase rising to the first floor. There is a single radiator and an understairs storage cupboard housing the electricity and gas meters.

WC

4' 2" x 7' 9" (1.27m x 2.36m)

The downstairs WC features a uPVC double-glazed obscured window to the side aspect, a low-level WC, a hand wash basin set within a vanity unit, and a gas central heating boiler. The boiler is reported to be in full working order and has been regularly serviced.

Lounge

12' 3" x 21' 3" (3.73m x 6.47m)

The lounge provides an impressive reception space, featuring a uPVC double-glazed window to the front aspect, coved ceiling, skirting boards and three radiators. There is an original coal fireplace however, this has not been used for approximately 25 years and will require sweeping and inspection before use. Double doors lead through to the dining room.

Dining Room

17' 0" x 10' 0" (5.18m x 3.05m)

The dining room features a uPVC double-glazed window to the side aspect, a single radiator, a coved ceiling, and skirting boards. Aluminium sliding doors to the rear aspect provide access to the garden and allow views across the outdoor space.

Breakfast Room

10' 5" x 12' 1" (3.17m x 3.68m)

Having a uPVC double-glazed window to the side aspect, together with an internal window looking into the kitchen. Further features include a single radiator, coved ceiling, skirting boards and a small storage cupboard.

Kitchen

8' 6" x 12' 5" (2.59m x 3.78m)

The kitchen is fitted with a range of eye-level and base-level units, with work surfaces and space and plumbing for kitchen appliances. A uPVC double-glazed window to the rear aspect overlooks the garden, while further features include a single radiator, a coved ceiling, and an external door leading into the rear porch.

Rear Porch

4' 5" x 9' 6" (1.35m x 2.89m)

The rear porch is finished with uPVC external doors and cladding beneath a covered roof. These doors provide access to both the driveway and rear garden, together with access into the garage.

First-Floor Landing

The landing features a uPVC double-glazed window to the front aspect, enjoying views towards Lincoln Cathedral. There is a coved ceiling, skirting boards, a single radiator, and access to the four bedrooms and family bathroom. Loft access is also provided, with the loft space being insulated.

Bedroom 1

12' 0" x 14' 2" (3.65m x 4.31m)

Features a uPVC double-glazed window to the front aspect, enjoying views towards Lincoln Cathedral. Further features include a single radiator, coved ceiling, skirting boards, and fitted carpet.

Bedroom 2

9' 5" x 12' 0" (2.87m x 3.65m)

Features a uPVC double-glazed window to the side aspect, a single radiator, coved ceiling, skirting boards, and fitted carpet. Access is provided through this room to bedroom three.

Bedroom 3

7' 8" x 12' 0" (2.34m x 3.65m)

Bedroom three is accessed via bedroom two. The room features a uPVC double-glazed window to the rear aspect, a single radiator, a coved ceiling, and skirting boards.

Bedroom 4

6' 9" x 12' 0" (2.06m x 3.65m)

Features a uPVC double-glazed window to the rear aspect, a single radiator, coved ceiling and skirting boards.

Family Bathroom

6' 0" x 8' 4" (1.83m x 2.54m)

The family bathroom features a uPVC double-glazed obscured window to the side aspect. The suite comprises a bathtub fitted with an electric shower, pedestal hand wash basin, and a low-level WC. There is also an airing cupboard housing the hot water cylinder, a single radiator and an extractor fan.

Garage

10' 0" x 20' 4" (3.05m x 6.19m)

Having a manual up-and-over door, a window to the rear aspect, and lighting.

Outside Rear

The property enjoys a generous garden, predominantly laid to lawn and enclosed by mature shrubs and established planting around the perimeter, offering a good degree of privacy. A paved area is located immediately behind the property, and an external water supply is also available. The garden is accessed via the rear porch.

Outside Front

A large paved driveway provides off-road parking for multiple vehicles and is enclosed by walls and shrub borders. The driveway provides access to the front porch and garage.





GROUND FLOOR
1037 sq. ft. (96.3 sq.m.) approx.

1ST FLOOR
585 sq. ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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