



- Well-Presented Family Home
- Open Plan Kitchen/Dining
- Modern Throughout
- Private Rear Garden
- Three Generous Bedrooms
- Good Size Plot
- Garage & Driveway For Multiple Vehicles
- Prime Uphill Location

Burton Road, Uphill, LN1 3XD  
£425,000







Starkey&Brown is delighted to offer for sale this well-presented three-bedroom detached family home positioned on Burton Road in the popular Uphill area of Lincoln. The property offers spacious living and is perfectly suited for modern family living while enjoying a prime position close to amenities, including shops, bus services, and is within walking distance to Lincoln city centre and the Cathedral quarter. Accommodation briefly comprises an impressive open plan kitchen/dining area featuring a modern fitted kitchen with integrated appliances and a bright dining space - ideal for everyday living. Bright and airy lounge with French doors to the rear garden, a conservatory, a utility, an inner hallway, and a downstairs WC. Rising to the first floor, there are generous bedrooms and a shower room. To the rear of the property, there is a private enclosed garden. To the front of the property, there is ample off-street parking for multiple vehicles and further access to the garage. Council tax band: D. Freehold.





## uPVC composite door leading to:

### Entrance Hall

Open access to kitchen/dining and door access leading into the lounge, carpet staircase rising to the first floor, and hardwood engineered flooring.

### Kitchen/Dining Room

22' 7" x 16' 4" (6.88m x 4.97m)

### Kitchen Area

Having a range of wall and base units with countertops, a breakfast bar, an integrated microwave, an integrated electric oven, a 4-ring gas hob with an extractor fan, a further 2-ring electric hob, tiled splashback, an integrated dishwasher, LED lighting, a ceramic sink with mixer tap, French doors leading into the conservatory, space for a fridge freezer, an understairs storage cupboard, further base and wall units currently being used as a coffee station. Access to the living room and the conservatory.

### Dining Area

Hardwood engineered flooring, a uPVC double-glazed window to the front aspect, and ceiling hanging lights.

### Lounge

17' 10" x 11' 10" (5.43m x 3.60m)

Having a uPVC double-glazed window to the front aspect, French doors leading out to the rear, hardwood engineered flooring, a vertical radiator, a radiator, 2 wall-mounted lights, and a feature gas fireplace.

### Conservatory

14' 7" x 10' 5" (4.44m x 3.17m)

Having uPVC double-glazed windows to the front and side aspects, tiled flooring, a radiator, and views to the rear. Access leading to:

### Inner Hallway

Tiled flooring and a storage cupboard. Access to the WC and the utility room.

### Utility Room

Plumbing for a washing machine and space for a tumble dryer.

### WC

Low-level WC and a hand-wash basin.

### First Floor Landing

Having a uPVC double-glazed window to the rear, a radiator, an airing cupboard, and a storage cupboard.

### Bedroom 1

12' 0" x 12' 0" (3.65m x 3.65m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and built-in storage/wardrobe.

### Bedroom 2

13' 0" x 11' 2" (3.96m x 3.40m)

Having a uPVC double-glazed window to the front aspect, a radiator, carpeted and fitted wardrobes.

### Bedroom 3

9' 11" x 8' 0" (3.02m x 2.44m)

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

### Family Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

A modern three-piece suite comprising a panelled bath with overhead rainfall and handheld shower, a stone vessel sink with LED lighting and under storage, a uPVC frosted window to the rear, tiled flooring, tiled walls, a chrome towel rail, and an extractor fan.

### Outside Rear

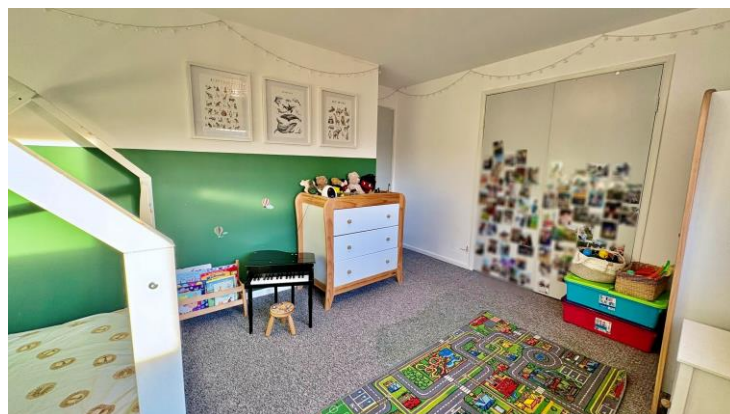
Mostly laid to lawn with access to the side. Patio area with a number of mature shrubs and hedges.

### Outside Front

Ample parking for multiple vehicles, mature shrubs and hedges, a small lawn area which could be used for further parking, and a fenced surround. Access to:

### Garage

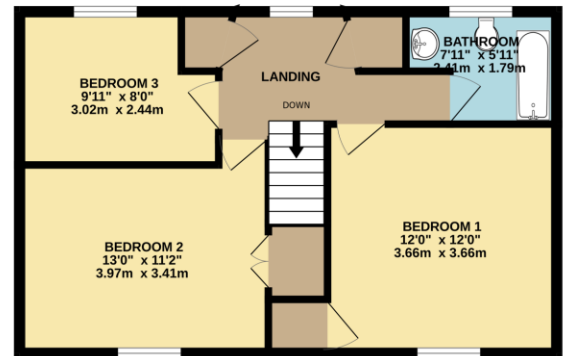
Having an up-and-over door, power, and electrics.





GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.1 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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