



Upper Long Leys Road,  
Lincoln



**£300,000**

- Fully Renovated
- Three Bedrooms
- Ensuite and Family Bathroom
- Townhouse
- Uphill Location
- Amazing Views
- Tenure: Freehold
- EPC Rating C



Fully Renovated THREE BEDROOM Townhouse located in Uphill Lincoln. Perfectly positioned within walking distance of the Bailgate, Cathedral Quarter, City Centre and the host of amenities they offer. The property has been fully renovated inside and out by the current owner.

The accommodation on offer comprises Entrance Hall, 25ft Lounge Diner with feature log burner, Kitchen and WC to the ground floor. To the first floor there are Two Double Bedrooms with En-Suite to the main and Family bathroom with Claw Foot Bath. To the second floor there is a further Double Bedroom with excellent views over the City and Common. Externally to the rear of the property there is an enclosed court yard garden.

### Entrance hall

With the entrance door and stairs to the first floor.

### Lounge/Diner 25'11" x 12'0" (7.9m x 3.7m)

With a bay window to the front aspect, log burner, decorative fireplace and radiator.



### **Kitchen 13'11" x 8'5" (4.2m x 2.6m)**

With a window to the side aspect, door leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer, storage cupboard, oven and hob with extractor hood.

### **Landing**

With stairs leading to the ground and second floors.

### **Bedroom One 10'10" x 14'7" (3.3m x 4.4m)**

With windows to the front aspect, en-suite and radiator.

### **En-Suite**

With a low level wc, wash hand basin, enclosed shower and radiator.

### **Bedroom Three 14'0" x 8'5" (4.3m x 2.6m)**

With windows to the side and rear aspects and radiator.

### **Bathroom**

With a window to the rear aspect, half tiled walls, low level wc, wash hand basin, free standing bath and radiator.



### Bedroom Two 14'4" x 14'2" (4.4m x 4.3m)

With a skylight window to the front aspect, window to the rear aspect, stairs to the first floor and radiator.

### WC/Outbuilding

With a low level wc and separate door to the shed.

### Outside

To the front of the property is an enclosed garden with access to the entrance door and on-street parking. To the rear of the property is an enclosed garden with small lawn patio and access to the shed and wc.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

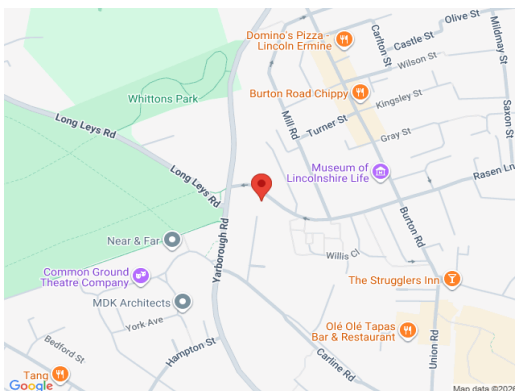
1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



UPPER LONG LEYS ROAD, LINCOLN, LN1 3NH

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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