



**46 Burton Road**

Lincoln, LN1 3LB



Book a Viewing!

**£205,000**

A quirky and characterful two bedroom terraced home, perfectly positioned on Burton Road just a stone's throw from Lincoln Castle and the historic Bailgate. Properties with off road parking in this location are exceptionally rare, making this an exciting opportunity for owner occupiers, investors or those seeking a lifestyle-led city home within the Cathedral Quarter. The accommodation comprises of a Lounge/Diner, Kitchen and Bathroom to the ground floor, with two double Bedrooms to the first floor. Externally, the property benefits from a private rear yard with off-road parking — a standout feature for this central location.





#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### LOUNGE/DINER

22' 7" x 11' 11" (6.88m x 3.63m) A welcoming and versatile living space with laminate flooring, exposed character beams and a feature electric fire with mantel surround, UPVC windows to both the front and rear aspects allow natural light to flow through the room, while two radiators provide comfortable heating, there is ample space for both lounge furniture and a dining table, with useful under stairs storage adding practicality.

### KITCHEN

13' 4" x 5' 6" (4.06m x 1.68m) A modern kitchen installed approximately 18 months ago, fitted with a range style five ring gas cooker, the space includes a stainless steel sink with drainer and hot and cold mixer tap, spaces for a fridge freezer and washing machine, contemporary lino flooring, UPVC window to the side aspect provides additional light, with a door offering direct access to the rear yard.

### BATHROOM

Fitted with a three piece suite comprising of WC, wash basin and bath with mains fed shower over, finished with mermaid-style wall panelling, lino flooring, upright chrome towel radiator, shelving, extractor ventilation fitted, a frosted UPVC window and a sliding door maximises space.

### FIRST FLOOR LANDING

Providing access to both double bedrooms.

### BEDROOM 1

11' 5" x 12' (3.48m x 3.66m) A front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 2

10' 9" x 8' 11" (3.28m x 2.72m) A rear facing double bedroom with UPVC double glazed window, radiator and useful over stairs storage cupboard.

### OUTSIDE

To the rear of the property is a private yard featuring an outside tap and electric socket, with the significant benefit of off-road parking - a highly sought after feature within this historic and central location.





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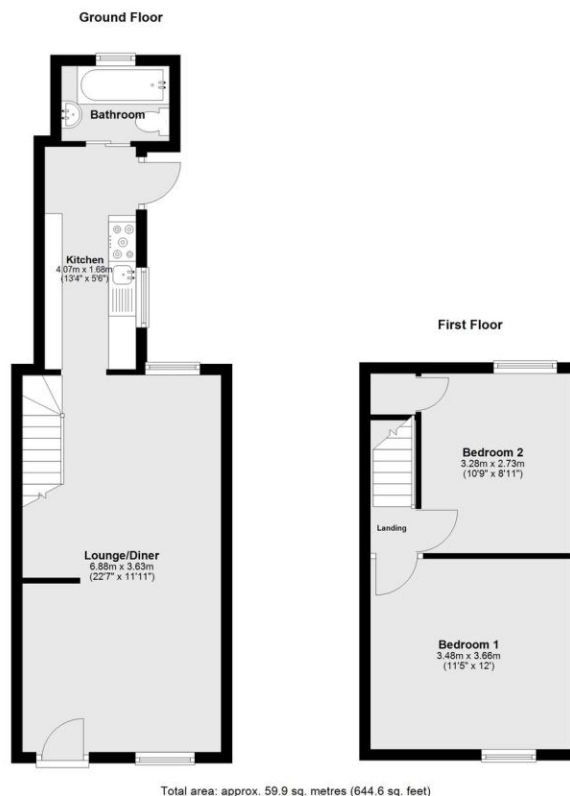
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG25 0EN**  
**01636 813971**

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