



Burton Road, Lincoln



£450,000

- Four Bedroom Bay Fronted Detached House
- Downstairs Fourth Bedroom & Shower Room
- Uphill Location
- Walking Distance to the Cathedral Quarter
- Kitchen & Utility Room
- Large Rear Garden
- Freehold
- EPC rating D



Situated in the Uphill area of Lincoln, within walking distance of the Cathedral Quarter, this bay-fronted terraced house offers four bedroom accommodation arranged over two floors. The property is approached via a driveway providing off-road parking and access to a garage. The ground-floor accommodation comprises a Porch, Entrance Hall, Lounge with bay window, open plan in to the Dining Room, Kitchen, Utility Room, a ground floor Bedroom, and a Shower Room.

To the first floor are three further Bedrooms, a Family Bathroom, and a separate WC. Externally, the property benefits from a large rear Garden, with the Driveway and Garage providing additional parking.

Porch

With entrance door to the front aspect and access to the entrance hall.

Entrance Hall

With a window to the front aspect, access to the porch, storage cupboard and stairs to the first floor.



Lounge/Diner 26'3" x 12'11" (8m x 3.9m)

With a bay window to the front aspect, french doors leading to the rear garden, door to the side of the property and radiator.

Kitchen 8'10" x 11'1" (2.7m x 3.4m)

With a window to the side aspect, wall and base units with worktops over, Belfast sink, integrated eye level double oven, hob with extractor fan over.

Utility Room 6'1" x 9'7" (1.9m x 2.9m)

With a window to the side aspect and door to the kitchen.

Reception Room/Bedroom 4 14'6" x 9'5" (4.4m x 2.9m)

With windows to all aspects and access to the lobby.

Shower Room

With a window to the side aspect, low level wc, wash hand basin and enclosed shower.

Landing

With stairs to the ground floor.

Bedroom One 12'11" x 12'11" (3.9m x 3.9m)

With a bay window to the front aspect and radiator.

Bedroom Two 12'11" x 12'11" (3.9m x 3.9m)

With a window to the rear aspect and radiator.

Bedroom Three 9'3" x 9'0" (2.8m x 2.7m)

With a window to the front aspect, access to storage cupboard and radiator.

Bathroom

With a window to the rear aspect, low level wc, wash hand basin, free standing bath separate corner shower cubicle and heated towel rail.

Upstairs WC

With a window to the side aspect, low level wc and wash hand basin.

Outside

To the front of the property is a driveway for multiple cars leading to detached garage. To the rear of the property is an enclosed lawned garden with a patio and mature shrubs.

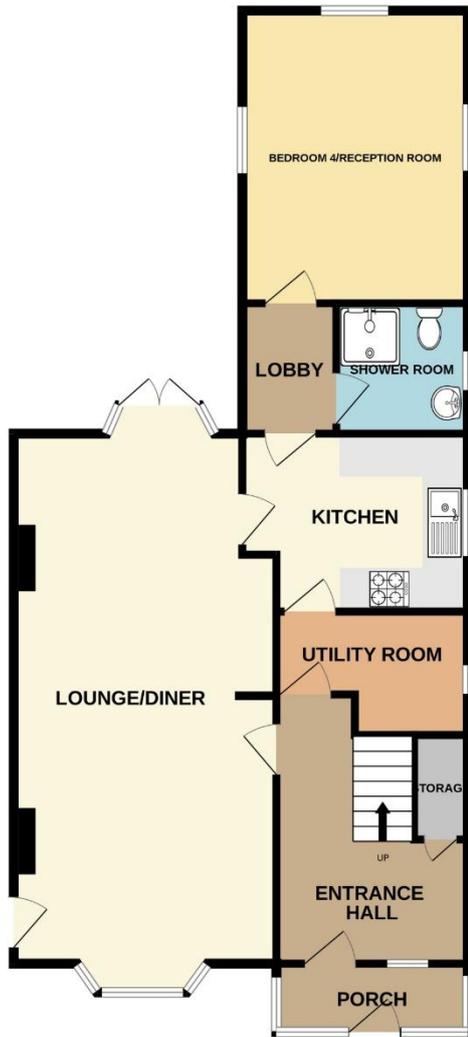
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GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



BURTON ROAD, LINCOLN, LN1 3UW

TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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