



- Extended Semi-Detached Bungalow
- Three Bedrooms/Approx 131 Sqm
- Large Open Plan Living Space
- Flexible Second Reception Room/Fourth Bedroom
- Owned Outright Solar Panels
- Generous Rear Garden
- Driveway Parking & Single Garage
- Highly Desirable Uphill Location

Broadway, Uphill, LN2 1SR
£405,000





Nestled in a highly sought-after, prime uphill position in Lincoln, this exceptional three-to-four-bedroom semi-detached bungalow offers approximately 131 square metres of beautifully designed, versatile living space. A standout feature of this property is its fully owned-outright solar panels that returned an impressive £2,000 to the current owners last year, providing a fantastic eco-friendly financial benefit - though future returns can vary.

Stepping inside, the home immediately impresses with its expansive, bright atmosphere, centered around a magnificent open-plan living extension completed in 2005. This stunning heart of the home seamlessly combines a modern range of kitchen units with an expansive living area, completely framed by expansive views over the immaculate rear grounds. The sleeping arrangements are equally generous, featuring three well-proportioned bedrooms and a pristine family bathroom. Adding to the home's superb flexibility, a separate reception room provides the perfect multi-functional space, easily serving as a formal lounge, a home office, or a generous fourth bedroom depending on your lifestyle needs.

The exterior of the property is just as impressive as the interior, making it a true rarity for such a central urban location. The large rear garden features lawns and a seating area designed for alfresco dining, entertaining, or simply relaxing in the sun. To the front and side, a private driveway provides ample off-road parking, leading directly to a secure, detached garage that offers excellent storage or workshop potential.

Situated in the historic Bailgate and Uphill Lincoln district, the property enjoys an enviable lifestyle location surrounded by local amenities, independent boutiques, and famous cultural landmarks. Residents are just a short stroll away from the inspiring Lincoln Cathedral and the historic medieval walls of Lincoln Castle, home to the iconic Magna Carta. The vibrant local community thrives on the historic cobbled streets of Steep Hill, which features an array of artisan bakeries, award-winning traditional pubs, and cosy tea rooms. Excellent local schooling, nearby doctors' surgeries, local supermarkets, and the scenic open green spaces of the Museum of Lincolnshire Life are all within easy reach, seamlessly combining historic charm with complete modern convenience.

Council tax band: B. Freehold.



Entrance Hall

Features a French door-style entrance with tiled flooring and built-in cabinetry storage. Includes a single radiator, access to the WC, and a large utility cupboard (with space and plumbing for laundry appliances). Provides access to the remaining accommodation.

WC

Features a low-level WC, hand wash basin unit, and tiled flooring. Completed with a UPVC double-glazed window to the side aspect, a large wall-mounted mirror, a tiled wall surround, and a single radiator.

Open Plan Living, Kitchen & Dining

19' 9" x 22' 11" (6.02m x 6.98m)

A vast, impressive space featuring underfloor heating beneath tiled flooring. It includes wall-mounted TV points, two Velux skylights over the kitchen area, and two large UPVC sliding doors overlooking the rear garden. A sliding door provides access into the second reception room/bedroom four.

Kitchen Area

Comprises a range of modern, gloss-finished eye and base level units, alongside a kitchen island featuring integrated storage cupboards. Equipped with a four-ring gas hob, extractor, double oven, and microwave, with dedicated space for a fridge-freezer.

2nd Reception Room/Bedroom Four

11' 11" x 11' 11" (3.63m x 3.63m)

Finished with a coved ceiling, tiled flooring, and a single radiator. Features a glass-panelled UPVC door leading to the exterior rear and sliding doors opening back into the main living, kitchen, and dining space.

Bedroom 1

16' 4" max into bay x 13' 3" min (4.97m x 4.04m)

Features a uPVC double-glazed bay window to the front aspect, a coved ceiling, wood-effect flooring, and a vertical radiator.

Walk-In Wardrobe (Adjacent to Bedroom One)

Formed from the original entrance hall, this space has been converted into a walk-in wardrobe arrangement with a uPVC double-glazed window to the side aspect.

Bedroom 2

11' 11" x 9' 11" (min to wardrobe) (3.63m x 3.02m)

Features a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 3

11' 11" x 8' 5" (3.63m x 2.56m)

Includes a uPVC double-glazed window to the side aspect, a single radiator, and wood-effect flooring.

Bathroom

Modern suite featuring a low-level WC, vanity wash basin unit, and a bathtub with a shower over. Complete with a chrome heated towel rail, tiled flooring, a skylight, and an LED mirror.

Outside Rear Garden

An enclosed rear garden with hedged and fenced perimeters. Mostly laid to lawn with a paved seating area, a single garage, and side access leading to the front of the property.

Outside Front

Driveway parking capable of accommodating multiple vehicles, enclosed by a dwarf wall perimeter.

Agent's Note

The property benefits from solar panels, which are owned outright. Last year's return yielded approximately £2,000, which was paid back to the current owners.





GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every effort 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 is given for their operability or efficiency over the years.
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