



- Stunning Chalet Bungalow
- Approx 2,000 Sq Ft Ground Floor Accommodation
- Four Bedrooms
- Breathtaking Panoramic Views
- Garage Workshop & Garden Store
- Beautifully Landscaped Gardens
- Enjoy Sunsets On The Balcony
- Walking Distance To Lincoln's Cathedral Quarter
- No Onward Chain

Upper Long Leys Road, Uphill, LN1 3NJ
£485,000



This substantial 4-bedroom chalet bungalow, measuring approximately 2,000 sq ft, is situated in the Uphill area of Lincoln within close walking distance of Lincoln's Cathedral Quarter. Standing in a hidden, landscaped plot with stunning views over the Lincolnshire countryside and the Trent Valley, the home boasts light and spacious rooms over two floors.

The ground floor comprises of a large central hallway giving access to a dining room and lounge which comes with a feature multi-fuel burner and access onto the balcony. Completing the ground floor is a kitchen, three bedrooms, shower room and bathroom. This substantial four-bedroom detached chalet bungalow, measuring approximately 2,000 Sq Ft of combined floorspace, occupies a discreet and highly sought-after position in Lincoln's historic uphill area. Situated just a ten-minute stroll from the iconic Cathedral and Castle, the home is perched on the North Cliff escarpment, offering breathtaking westerly views that stretch across the Lincolnshire countryside and the picturesque Trent Valley with stunning daily sunsets.

The interior is meticulously maintained, offering a thoughtful layout designed for both family life and entertaining. The ground floor opens into an inviting entrance porch and a modern downstairs WC, leading through to a spacious central hallway. The light filled living spaces are a particular highlight; the lounge features direct access to a balcony terrace specifically designed to soak in those incredible sunsets and views over the garden, while the formal dining room and master bedroom both also enjoy expansive outlooks. Three generously proportioned bedrooms, a modern shower room, and a separate family bathroom complete the ground floor.

Upstairs, a versatile study landing provides a quiet retreat with perhaps the most striking views in the house overlooking the West Common and old Grandstand, whilst also leading through to a fourth well-proportioned bedroom.

Externally, the property is a private sanctuary accessed via a long, exclusive driveway off Upper Long Leys Road. This provides ample parking for vehicles and leads to a detached garage. The grounds wrap around the home, featuring a beautifully presented garden and sizeable patio area. A further highlight of the home is a large workshop and utility/garden store, located underneath the balcony, fitted with power and plumbing for laundry appliances. Below the patio, the landscaped gardens slope gently southward, eventually meeting a pedestrian gate near the Yarborough Road junction which could provide further potential for vehicular access or parking subject to the necessary planning permissions.

The property is perfectly placed to enjoy the vibrant lifestyle of the Cathedral Quarter, where the historic Bailgate offers an exciting mix of independent boutiques, artisan bakeries, and award-winning restaurants. Families are particularly well-served by highly regarded local schooling, including Mount Street Academy, Westgate Academy and the independent Lincoln Minster School, while outdoor enthusiasts can take advantage of the expansive West Common and Whittons Park, both of which are just moments away for scenic walks and recreation.

Council tax band: D. Freehold.



Entrance Porch

A uPVC front door entry to the side aspect with accompanying floor-to-ceiling uPVC glass window, stone effect tiled flooring, a radiator, access to the hallway, WC, cloak cupboard, and additional storage cupboard housing the electric meter and the consumer unit - fitted in 2025.

WC

Low-level WC, a vanity hand wash basin unit, tiled flooring, a radiator, a wall-mounted condensing boiler, and a uPVC double-glazed obscured window to the side aspect.

Hallway

Providing access to the ground floor accommodation and having wood flooring, a single radiator, coved ceiling and stairs to the first floor.

Lounge

17' 10" x 15' 0" (5.43m x 4.57m)

Wood flooring, a feature multi-fuel burner, two radiators, sliding doors providing access onto the balcony.

Dining Room

12' 4" x 13' 10" (3.76m x 4.21m)

Includes a uPVC double-glazed window to the rear aspect, a single radiator, coved ceiling, and a glass-panelled internal door. Far-reaching views of the Lincolnshire countryside and towards the Trent Valley.

Kitchen

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

Consisting of a range of eye and base level units, with worktops and breakfast bar arrangement, tiled flooring, a uPVC door to the front garden, as well as a uPVC window, space for kitchen appliances, coved ceiling, and a radiator.

Bedroom 2

11' 11" x 11' 10" (3.63m x 3.60m)

Having a uPVC double-glazed window to the front aspect, a radiator, and coved ceiling

Master Bedroom

12' 4" x 13' 10" (3.76m x 4.21m)

Having a uPVC double-glazed window to the rear aspect with views across Lincolnshire and towards the Trent Valley, wood flooring, and coved ceiling.

Bedroom 3

9' 10" x 11' 10" (2.99m x 3.60m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Bathroom

Full tiled floor and walled surround, a low-level WC, pedestal wash hand basin unit, a radiator, a coved ceiling, a bath tub with hand-held shower, a uPVC double-glazed obscured window to the front aspect and an airing cupboard with shelving.

Shower Room

Corner shower cubicle, a radiator, tiled floor and surround, an extractor fan, a coved ceiling, and an obscured high-level window to the side aspect.

First Floor Landing

Study

7' 2" x 10' 10" (2.18m x 3.30m)

Stairs from the ground floor, a radiator, a uPVC window overlooking the Lincolnshire countryside, including views of the West Common and the Grandstand landmark. Access to:

Bedroom 4

8' 10" x 13' 10" (2.69m x 4.21m)

Restricted ceiling height. A Velux skylight, a radiator, and access to the loft space.

Workshop

26' 1" x 7' 5" (7.94m x 2.26m)

Power and lighting with electrical heating, access from the rear garden.

Utility/Garden Store

13' 10" x 7' 5" (4.21m x 2.26m)

Space and plumbing for laundry appliances. Work bench, drainage, power, lighting, and water source. Access from the rear garden.

Garage

18' 11" x 9' 4" (5.76m x 2.84m)

Having an up-and-over door and a window to the side aspect. Has a light fitting, power, and water.

Outside Rear

Large patio area and a lawned area, floral borders from top to bottom, with rear pedestrian access onto Upper Long Leys Road. Mature flower arrangement with an assortment of mature shrubs and trees and a garden shed. Fenced perimeter, a balcony with strengthened glass surround - recently repointed stone wall which has been sprayed with a specialist membrane and finished with a coloured render.

Outside Front

Paving and landscaped arrangement - low maintenance, ideal for socialising and sunny mornings. Stepped access down to the front door entrance located to the side aspect of the property.





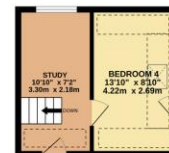
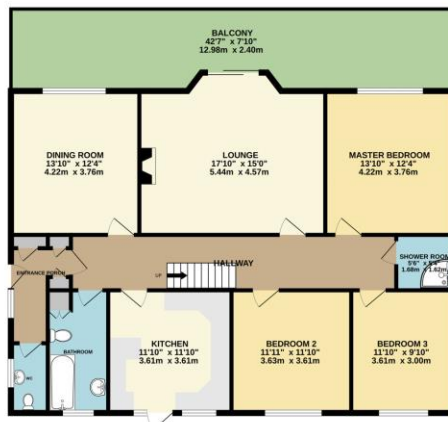
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TOTAL FLOOR AREA : 1998 sq.ft. (185.6 sq.m.) approx.

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