



- Extended Semi-Detached House
- Prime Uphill Location
- Three Bedrooms
- 23'0" Lounge & 11'3" Dining Room

- 18'8" Breakfast Kitchen
- Block Paved Driveway
- South-Facing Garden & Outbuilding
- NO CHAIN!

Broadway, Uphill, LN2 1SG
£399,000





Starkey&Brown is pleased to offer for sale this very well-presented and extended semi-detached property located within the highly sought-after Broadway in Lincoln. Located in one of Lincoln's most desirable residential areas, this property is just moments from the historic Bailgate and Cathedral Quarter. Accommodation briefly comprises entrance porch, a spacious entrance hallway, a ground floor WC, 23'9" lounge, a separate dining room with south-facing French doors overlooking the rear garden, 18'8" breakfast kitchen, a spacious first floor landing, three bedrooms, and a family bathroom. Outside, the property benefits from a block paved driveway and a large south-facing garden with a useful brick-built outbuilding. Call today to view. Council tax band: C. Freehold.



Entrance Porch

Having a uPVC front entrance door and a ceramic tiled floor. Door into:

Entrance Hallway

Having a ceramic tiled floor, a radiator, a coved ceiling, LED downlights, an understairs storage cupboard, and stairs rising to the first floor.

Ground Floor WC

Low-level WC, a corner wash hand basin, a ceramic tiled floor, part tiled walls, and a coved ceiling.

Lounge

23' 9" into bay x 14' 8" max (7.23m x 4.47m)

Having a walk-in bay window to the front aspect, laminate wood-effect flooring, two radiators, a coved ceiling, and an archway into:

Dining Room

11' 3" x 11' 3" (3.43m x 3.43m)

Having laminate wood-effect flooring, a radiator, a coved ceiling, and large south-facing patio doors overlooking the garden.

Breakfast Kitchen

18' 8" x 10' 10" max (5.69m x 3.30m)

Having a range of matching wall and base units, glass display cabinets, peninsula units with breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, plumbing for a dishwasher, plumbing for a washing machine, space for a full height fridge freezer, ceramic tiled floor, a radiator, a coved ceiling, central heating boiler (approximately 10 years old and serviced annually) and a uPVC door to side.

First Floor Landing

Having a coved ceiling. Access to an insulated and part-boarded loft.

Bedroom 1

13' 6" to bay x 12' 2" to back of wardrobes (4.11m x 3.71m)

Having a walk-in bay window to the front aspect, fitted wardrobes, a radiator and a coved ceiling.

Bedroom 2

12' 2" to back of wardrobes x 10' 4" (3.71m x 3.15m)

Having fitted sliding door wardrobes, a radiator, and a coved ceiling.

Bedroom 3

9' 7" x 6' 7" (2.92m x 2.01m)

Having a radiator and a coved ceiling.

Family Bathroom

Having spacious three-piece suite comprising an oversized 'P' shaped panelled shower bath with handheld shower attachment and a glass shower screen over, a wash hand basin set in vanity unit, a low-level WC, ceramic tiled floor, heated towel rail, fully tiled walls and an extractor.

Outside Front

To the front of the property, there is a block paved driveway bordered by a variety of plants and shrubs, outside lighting, and a path at side leading to the rear garden.

Outside Rear

To the rear of the property, there is a generous-sized established south-facing garden being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, outside lighting and a large brick-built outbuilding suitable for a variety of different purposes.

Outbuilding

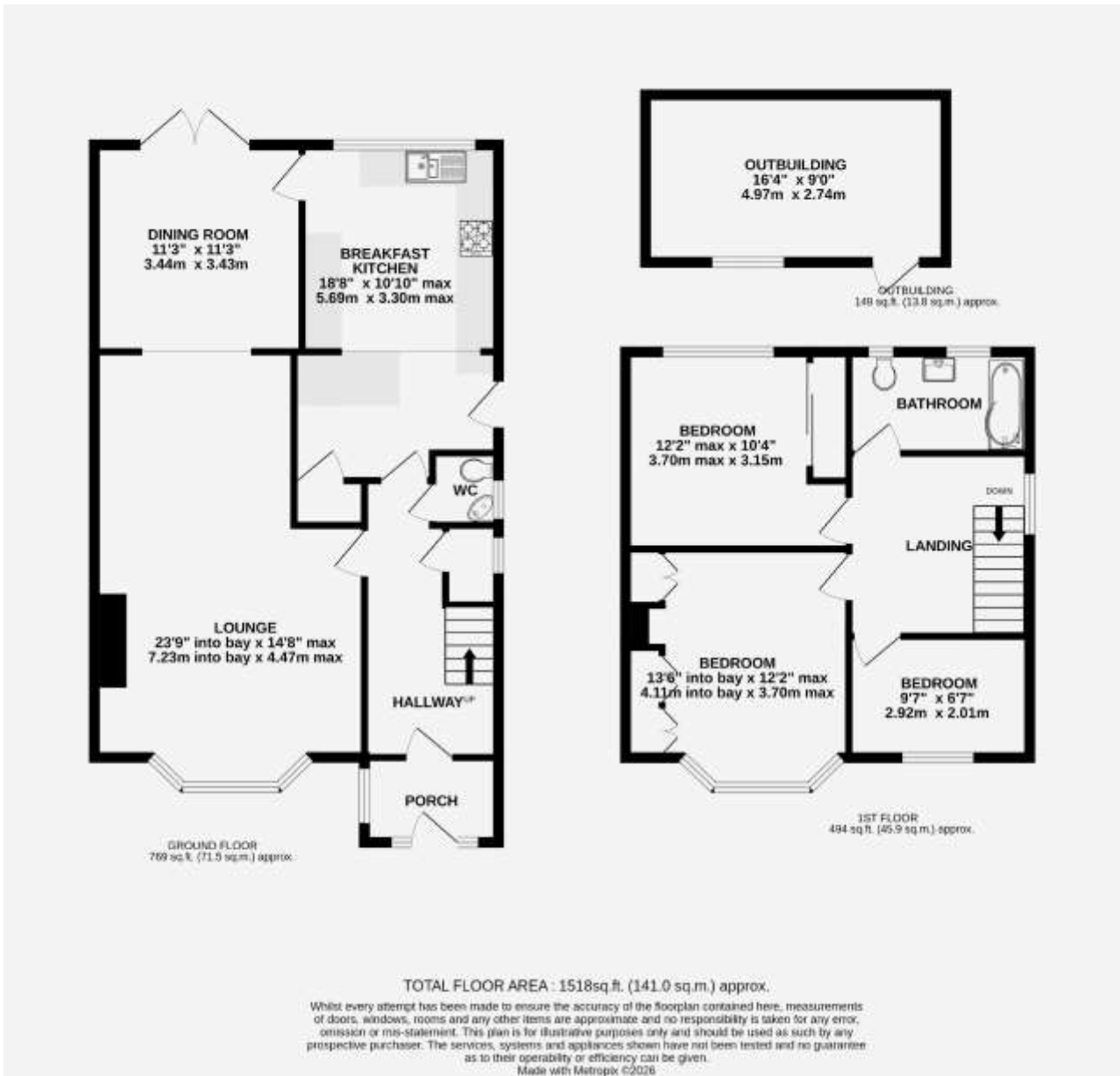
16' 4" x 9' 0" (4.97m x 2.74m)

Being of brick-built construction with a composite entrance door and a frosted window.

Agents Note

Many items of furniture and all appliances may be included as part of a sale. Subject to negotiation. Please enquire for further details.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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