



13 Carlton Street

Off Burton Road, Uphill, Lincoln. LN1 3HX

BELL



13 Carlton Street

Uphill Lincoln

This is a well presented two bedroom end of terrace house, very conveniently located in the heart of this key uphill Lincoln district, just a short walk away from Burton Road.

The Uphill area has an excellent range of neighbourhood shopping and social facilities, as well as Lincoln's historic cultural quarter, which encompasses The Bailgate, Lincoln Castle and the magnificent Cathedral.

ACCOMMODATION

Sitting Room having a panelled front entrance door with integral double glazed fan light and a pleasant easterly outlook over Carlton Street. There is an attractive fireplace to the chimney breast with marble style back and hearth and accompanying decorative moulded fire surround; built in storage cupboard/TV plinth set to one side of the breast, coving radiator and wall light fittings. Open doorway through to

Stairs Lobby with staircase up to first floor and door through to: Dining Room having a westerly outlook over the rear courtyard garden; built-in under stairs cloaks/storage cupboard with stripped pine panelled door, wood style laminate flooring, coving and radiator.

Kitchen having a pleasant westerly view over the rear courtyard garden; a good range of fitted base, drawer and wall units, work surface area with single drainer one and a half bowl stainless steel sink unit inset, room for a laundry appliance below. The work surface extends around the adjoining wall with additional units, kickboard heater, a concealed refrigerator, brushed steel Hotpoint oven below, brushed steel four ring gas hob to surface with a matching cooker hood above. There is a wall mounted ideal gas central heating boiler to one corner, tiled splash back to fitted work surface areas, tiled floor, coving and ceiling spotlight fitting. uPVC obscure double glazed rear entrance door to courtyard garden.





First Floor

Landing with doors to:

Bedroom 1 having an easterly view down over Carlton Street; attractive wall panel style decoration set to bed head wall, clothes hanging space set to one side of chimney breast and radiator.

Bathroom having panelled bath set to one corner with appropriate shower fitting and mermaid board style wall panelling above, wash hand basin with toiletry cabinet below, and splash back above, low level WC, radiator and extractor vent.

Bedroom 2 with a very pleasant westerly view outlook to the rear across the courtyard garden and beyond towards Burton Road

OUTSIDE

There is pedestrian access down the southern end of the terrace leading to a gateway providing access into the attractively presented rear courtyard garden. The courtyard is well enclosed by panelled fencing and enjoys favourable southerly and westerly aspects. There is a good sized main paved patio area, a gravel and hopscotch paved pathway to the rear entrance door, a small area of brick edged flowerbed/border containing a variety of shrubs and flowering plants including ornamental grasses, fern, hebe and more.

Set down the southern gable end of the house is a good sized paved walkway area useful for bin and general outside storage, as well as a lean-to style garden shed and outside cold water tap.

The walkway around the southern end of the terrace is owned by the sellers, with pedestrian 'right of way' in favour of access to the rear of neighbouring homes in the terrace. We are also informed that there is an old brick and pantiled shed which belongs to the property.

NOTE: There are no pedestrian 'rights of way' over the private rear courtyard garden.





DISCLAIMER

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Approximate Gross Internal Area
Ground Floor = 33.2 sq m / 357 sq ft
First Floor = 26.5 sq m / 285 sq ft
Total = 59.7 sq m / 642 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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