

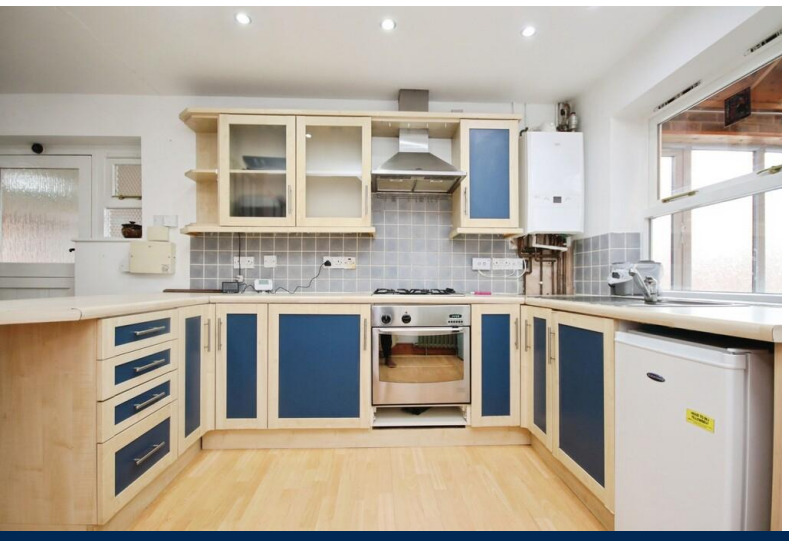
44a Mill Road

Lincoln, LN1 3JJ

Book a Viewing!

£245,000

Two bedroom link-detached home enjoying a prime Uphill Lincoln position and offered for sale with no onward chain. Providing spacious and characterful accommodation throughout, the property benefits from open-plan living, a superb sun room, garage and off-road parking, all within walking distance of Lincoln's historic Cathedral Quarter. The accommodation comprises of an open-plan living space incorporating lounge, dining and kitchen areas, sun room, two double bedrooms, bathroom, garage and low-maintenance gardens with off-road parking.





44a Mill Road, Lincoln, LN1 3JJ







LOCATION

44A Mill Road occupies a highly sought-after position within Uphill Lincoln, located just off Burton Road and directly opposite the historic Ellis Mill.

The property is perfectly placed to enjoy everything this desirable area has to offer, with the Cathedral Quarter, Castle Square, Lincoln Castle, Lincoln Cathedral and Bailgate all within comfortable walking distance. Burton Road itself offers an excellent range of independent shops, cafés, restaurants, public houses and everyday amenities, making it one of Lincoln's most popular locations.

The combination of a tucked-away residential setting, off-road parking and immediate access to Uphill Lincoln's historic attractions makes this a particularly rare opportunity for a wide variety of buyers.

ACCOMMODATION

OPEN PLAN LIVING SPACE

KITCHEN AREA

11' 6" x 9' 5" (3.51m x 2.87m) Fitted with a range of wall and base cupboard complemented by work surfaces and tiled splashbacks. Features include a breakfast bar, electric oven, gas hob with extractor over, stainless steel sink with mixer tap, wall mounted gas combination boiler and space for a fridge/freezer. A side entrance door provides access outside, whilst an internal window and glazed double doors connect through to the sun room.









LOUNGE & DINING AREA
16' x 11' 6" (4.88m x 3.51m) A spacious and sociable living space with laminate flooring continuing throughout.
A turret style bay window to the front aspect provides an attractive focal point, whilst two cast-iron radiators complement the space. The impressive double height ceiling allows natural light to filter down from the first floor gallery landing above, creating a bright and airy feel throughout.

SUN ROOM
11' 6" x 9' 1" (3.51m x 2.77m)
A superb additional reception space positioned to the rear of the property.
Featuring a vaulted ceiling with three Velux windows, additional windows to both side aspects and French doors opening onto the rear garden, the room is flooded with natural light. Tiled flooring and a cast iron radiator complete the space, whilst glazed double doors connect back into the main living accommodation.

FIRST FLOOR LANDING
A particularly attractive galleried landing with laminate flooring and two windows flooding both the landing and open plan living space below with natural light.
The landing provides access to both bedrooms and the family bathroom.

BEDROOM 1
16' 8" x 11' 3 max" (5.08m x 3.43m) A generous double bedroom with bay window to the front aspect together with an additional side window.
Further benefits include laminate flooring, radiator and access to the loft space. The room also benefits from direct access into the bathroom.

BATHROOM
Fitted with a three piece suite comprising bath, WC and wash hand basin. Further benefits include tiled flooring, radiator, extractor fan, wall-mounted storage cupboard and a frosted UPVC window. The bathroom can be accessed directly from both Bedroom One and the landing.

BEDROOM 2
11' 6" x 9' 5" (3.51m x 2.87m) A rear facing double bedroom with UPVC window overlooking the garden and laminate flooring.

OUTSIDE
To the rear of the property is a low maintenance block-paved garden providing an attractive outdoor seating area and direct access to the garage.
The property sits behind a half brick boundary wall and benefits from a block paved driveway providing off-road parking together with access to the garage.

GARAGE
15' 5" x 8' 8" (4.7m x 2.64m) Single garage with manual up-and-over door, lighting, electricity, pedestrian access door and useful rafter storage.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 87.9 sq. metres (946.2 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman