

*JH Walter*



13 Burton Mews, Uphill Lincoln







## 13 Burton Mews, Clarence Street, Lincoln, LNI 3JP

A superbly presented, modern three storey townhouse, set in the popular uphill area of Lincoln. Offering light and spacious accommodation throughout, the property briefly comprises reception hall, master bedroom with en-suite and utility/cloakroom to the ground floor, open plan kitchen/dining/family room and large shower room to the first floor, whilst to the second floor is the large vaulted reception room and balcony. Outside is an enclosed patio garden and allocated parking space.

The current vendors have reconfigured the property from what was a three bedroom dwelling, which can be reinstated if so desired.



### ACCOMMODATION

#### Reception Hall

Entrance via partially glazed and leaded door to front, partially glazed door to rear, under stairs storage cupboard.

#### Bedroom

Dual aspect double glazed windows to front and rear elevations, built in cupboard, two radiators.

#### En Suite Shower

Three piece suite comprising low level WC, wash hand basin and shower cubicle.

#### Cloak Room/Utility

Cupboard housing washing machine and tumble dryer, sink unit, low level WC, wash hand basin, wall cupboards, tiled flooring, extractor, radiator.

#### First Floor Landing

#### Shower room

Double glazed window to rear elevation, large walk in shower, wash hand basin and vanity unit, low level WC, extractor, cupboard, radiator.

#### Open Plan Lounge/Diner/Kitchen

Double glazed windows to front and rear elevations, 'Dietrich' induction hob with extractor over, two NEFF ovens, dishwasher, large island unit, pan drawers, NEFF fridge freezer, engineered oak flooring, three radiators.

#### Second Floor

Stunning "L" shaped principal reception room, vaulted ceiling, double glazed twin Velux windows to roof space, double glazed picture window to rear elevation, twin double glazed French doors to balcony, two radiators.

#### Outside

Private gated courtyard garden, one allocated parking space.

### TENURE

The property is freehold and sold by private treaty.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### COUNCIL TAX

Band C

### LOCAL AUTHORITY

Lincoln City Council 01522 881188

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### AGENT

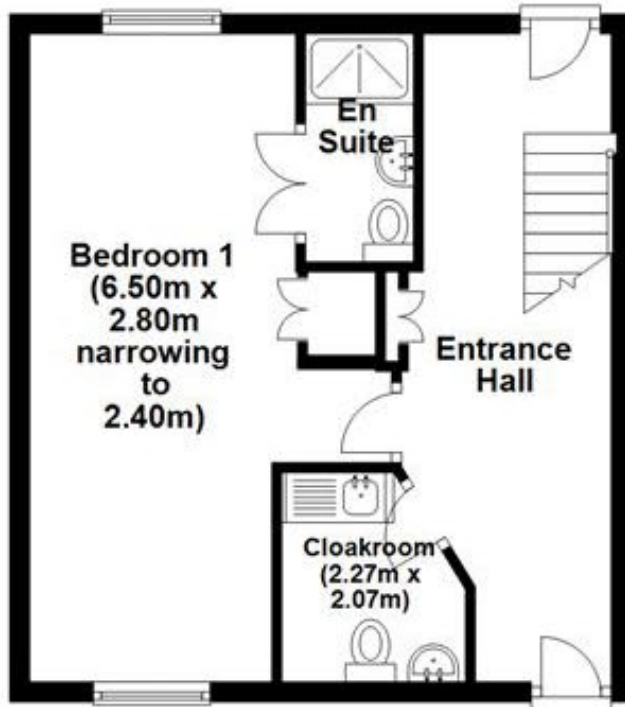
Simon Smith 01522 504304 [info@jhwalter.co.uk](mailto:info@jhwalter.co.uk)





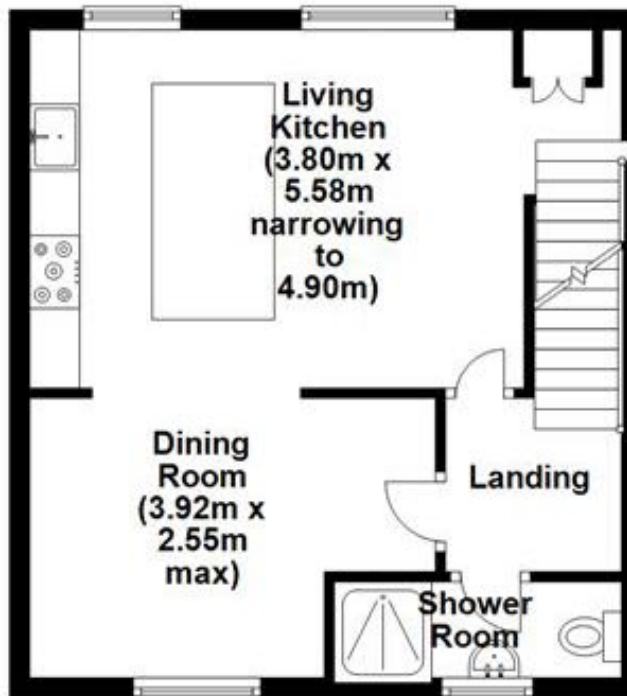
### Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



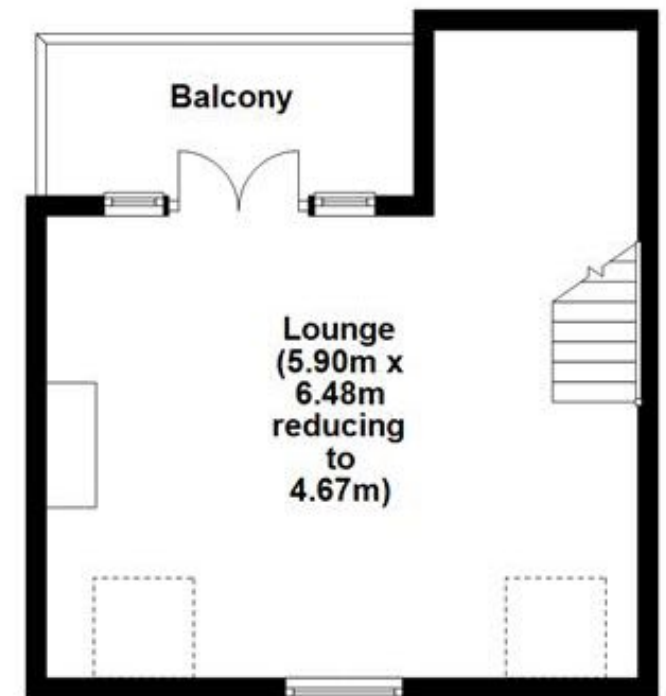
### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



### Second Floor

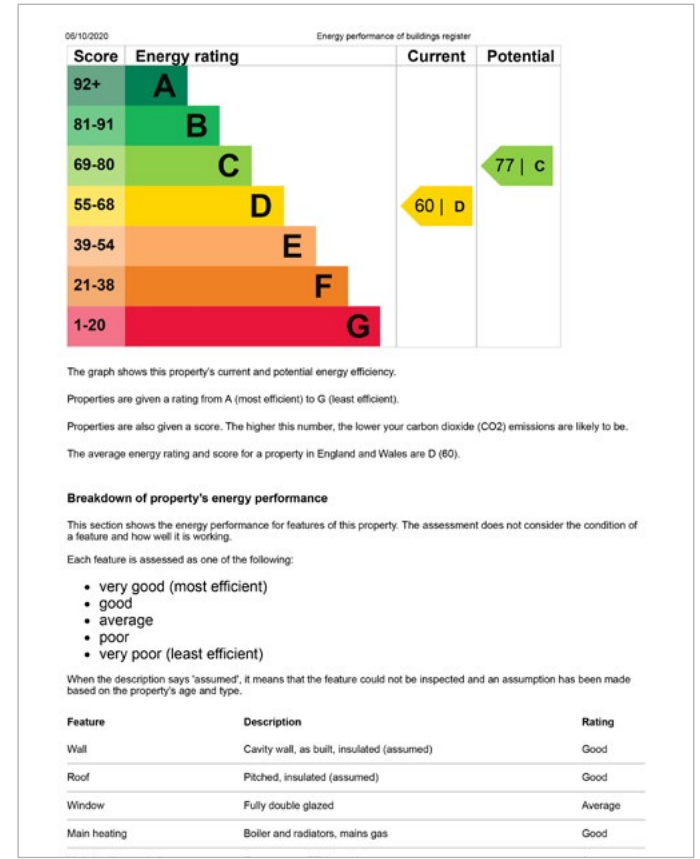
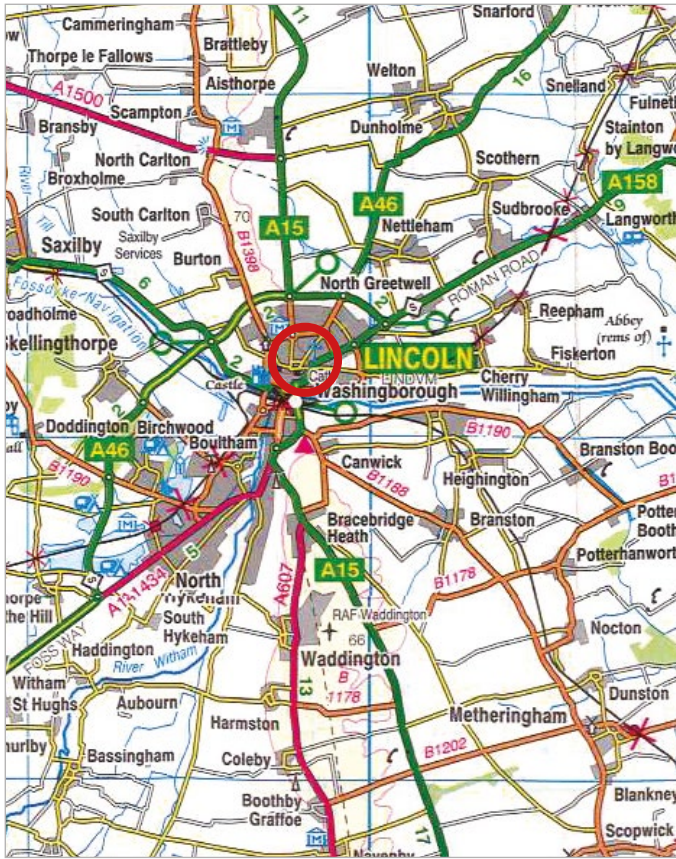
Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 107.4 sq. metres (1156.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.





DIRECTIONS - LNI 3JP

IMPORTANT NOTICE

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