



Palmer Road, Uphill, Lincoln



## 5 Palmer Road, Uphill, Lincoln

Within easy strolling distance of the Cathedral Quarter and Bailgate, this detached modern dwelling, built by David Wilson Homes, has undergone a full refurbishment scheme throughout by the current owners. These include bespoke kitchen by Belvoir Interiors, internal oak doors, bathrooms, heating, flooring, garden landscaping and redecoration, all blending to create a stunning home. Accommodation briefly comprises of reception hall, sitting room, breakfast kitchen and cloakroom to the ground floor, master bedroom with dressing room and en suite, three further bedrooms and family bathroom.

Outside a gated driveway leads to off street parking and single detached garage, along with low maintenance south facing gardens.



### ACCOMMODATION

#### Reception Hall

Entrance via solid door, tiled flooring, stairs rising to first floor landing, understairs storage cupboard, radiator.

#### Cloakroom

Two piece white suite comprising hidden cistern WC, pedestal wash hand basin, principally tiled, heated towel rail.

#### Reception Room

Double glazed bay window to front with working shutters, engineered oak flooring, two radiators.

#### Kitchen/Dining/Family Room

Twin glazed French doors to rear, double glazed window to side, bespoke kitchen units, vertical contemporary radiator, ceramic tiled flooring, with under floor heating, granite work surfaces and splashbacks, 'Rangemaster' stove with extractor over, sink, drainer and drainaway, integrated appliances including 'Blomberg' dishwasher, wine cooler, integrated fridge-freezer and washing machine, built in pantry with granite slab, pull out larder, zoned recess down lighting.

#### First Floor Landing

Access to loft space with pull down ladder, airing cupboard housing new condensing boiler, radiator.

#### Master Bedroom

Double glazed window to rear, radiator.

#### Dressing Room

Double glazed window with shutter to front, built in wardrobes, radiator.

#### En-suite shower room

Double glazed window to front, three piece white suite comprising low level WC, wash hand basin in vanity unit, walk in shower, heated towel rail, fully tiled, extractor.

#### Bedroom Two

Double glazed window to front with working shutters, radiator, built in wardrobes.

#### Bedroom Three

Double glazed window to rear, built in wardrobe, radiator

#### Bedroom Four

Double glazed window to rear, built in wardrobe.

#### Bathroom

Double glazed window to side, Four piece white suite comprising low level WC, wash hand basin in vanity unit, walk in shower unit, bath, heated towel rail, fully tiled, extractor.

### OUTSIDE

Twin cast iron gates lead to driveway partially covered and detached single garage currently utilised as a gym. South facing rear garden with fenced and wall surround, artificial lawn, soft and hard landscaping, raised beds, gated side access.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band E

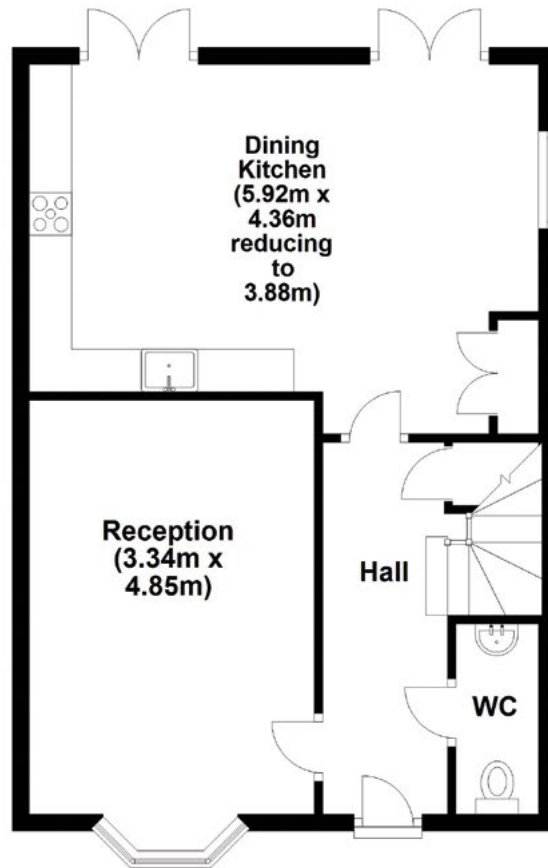
### BUYER IDENTITY CHECK

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) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



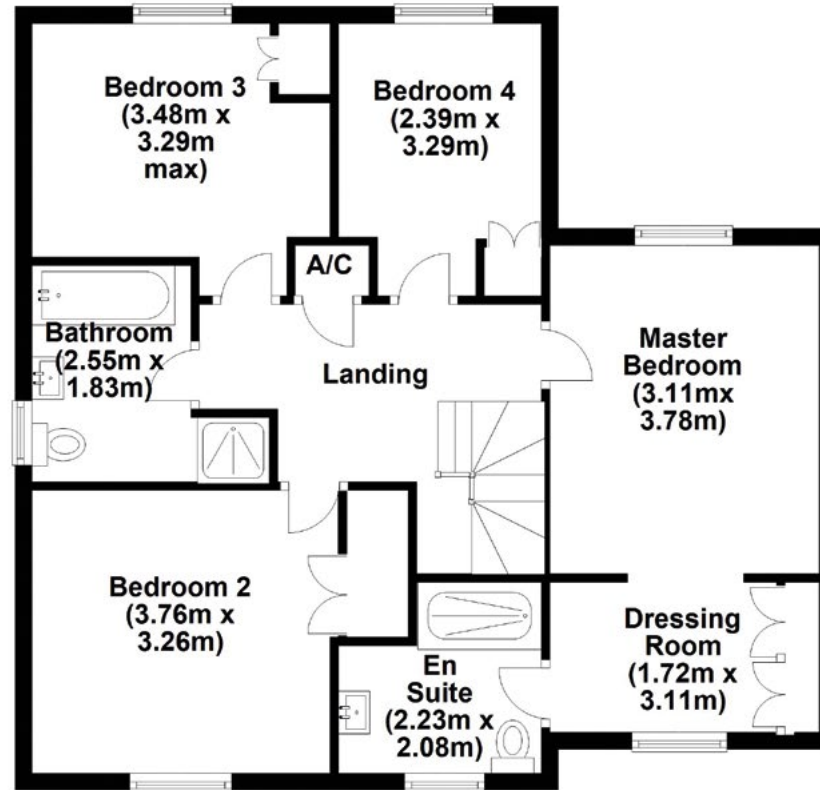
## Ground Floor

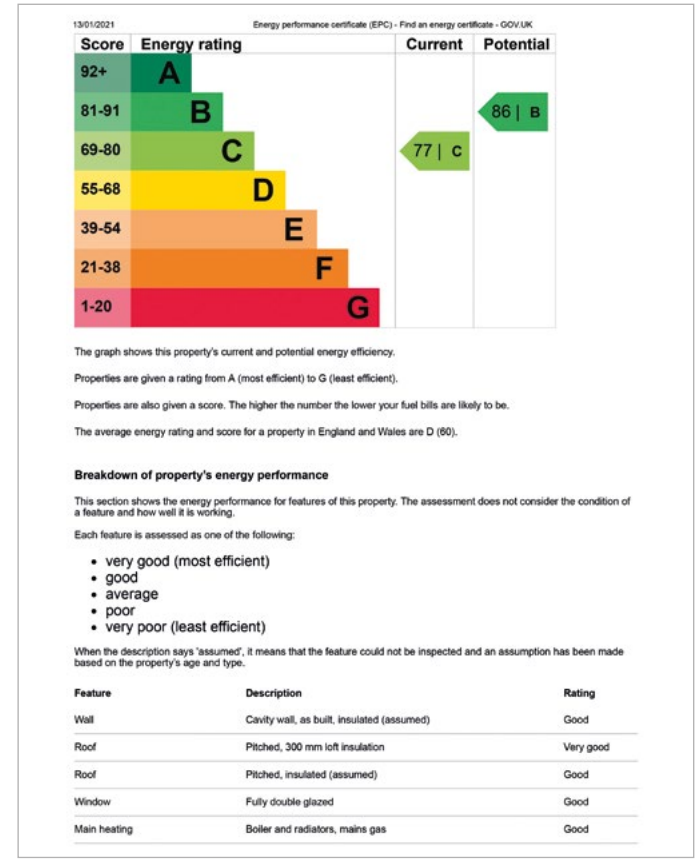
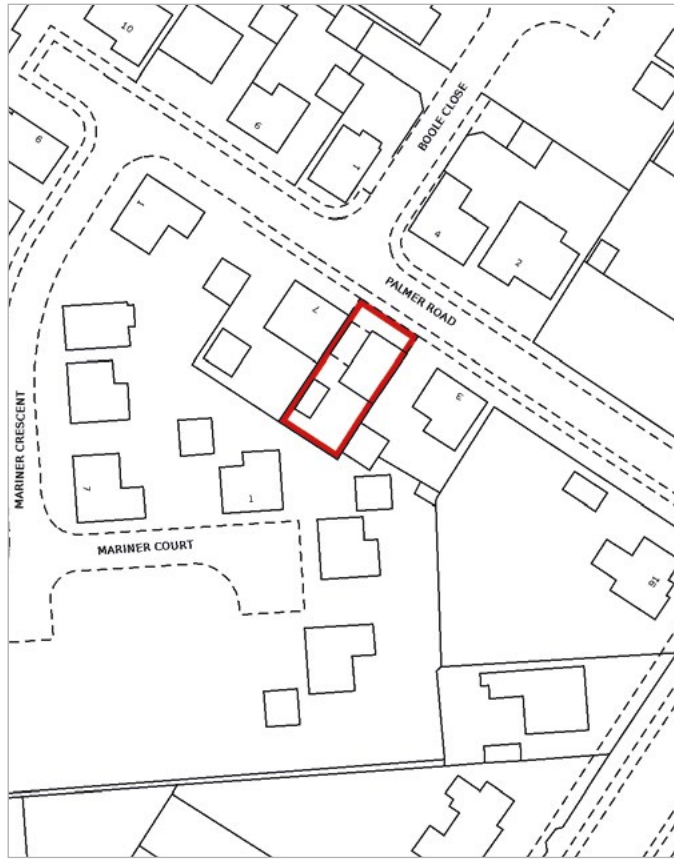
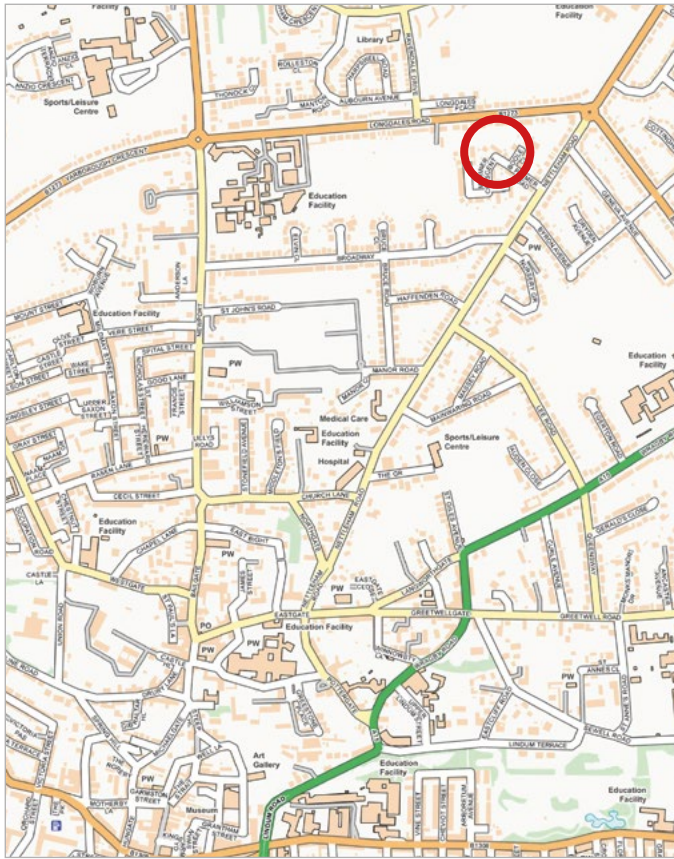
Approx. 53.1 sq. metres (571.3 sq. feet)



## First Floor

Approx. 71.6 sq. metres (771.0 sq. feet)





DIRECTIONS: LN2 IBH

**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.

**AGENT**

Simon Smith  
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