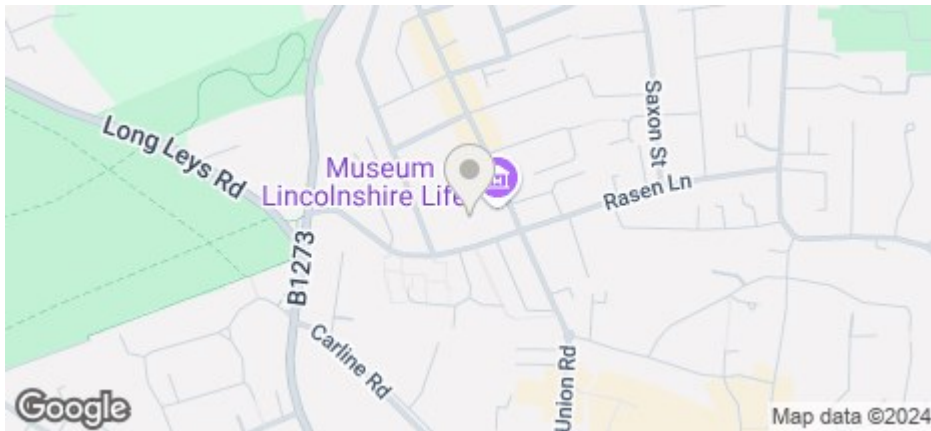




## 87 Burton Road, Lincoln, LN1 3JZ

£1,195 PCM

COUNCIL TAX BAND: B



- Modern and spacious three bedroom home
- Three good sized bedrooms
- New family bathroom with bath and separate shower cubicle
- Large rear garden
- Council Tax Band B
- New contemporary fitted kitchen
- New flooring and decoration throughout
- Sought after location in Uphill Lincoln
- Also features a cellar

**Rights & restrictions**

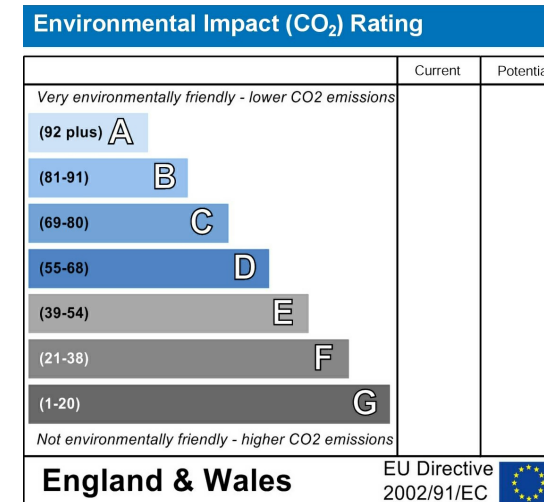
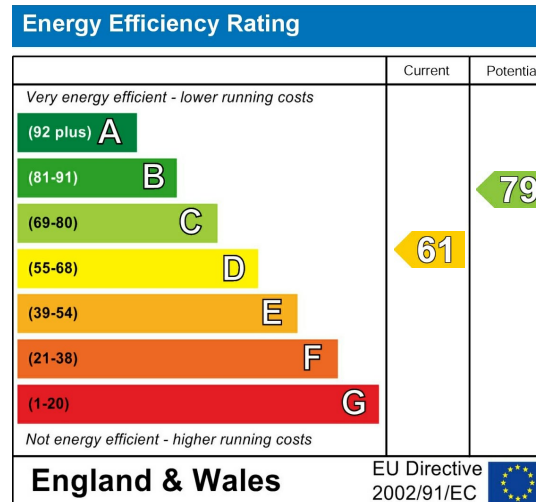
"Together with such rights of footway and drainage as are now subsisting and used and enjoyed in connection with the same Subject to the payment of a proportionate part of the cost and expense of keeping the said footway and drains in repair." The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of No. 89 Burton Road dated 23 May 1973 made between (1) Gertrude May Illman (Vendor) and (2) Bernard Myles Harrison and Phyllis Maud Harrison (Purchasers):- TOGETHER ALSO AND RESERVING respectively so as to subsist hereafter as legal easements such other rights and privileges as are now and have hitherto been enjoyed or suffered by and between the property hereby conveyed and the adjoining property of the Vendor on the south Number 87 Burton Road aforesaid.

**Planning Permissions**

2024/0138/HOU Erection of single storey rear extension  
83 Burton Road Lincoln Lincolnshire LN1 3JZ

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



We are delighted to present this bright & spacious three bedroom family home in the heart of Uphill Lincoln. The property entrance is set back from the road with an enclosed front yard, leading to the entrance hall which opens onto the lounge with bay window to the front aspect, & spacious open plan dining kitchen to the rear with patio doors leading to the rear garden.

The stairs to the first floor lead to the modern bathroom with bath & separate shower cubicle, and three bedrooms. There is also a basement to the lower level accessed from the entrance hall. To the rear is a large enclosed garden with outbuilding.

No allocated parking included. Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07954 143739

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

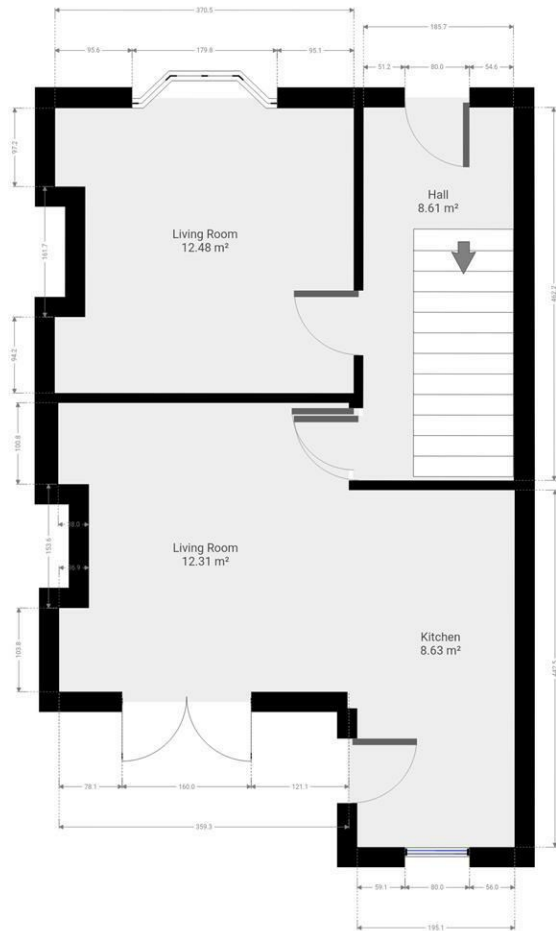
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

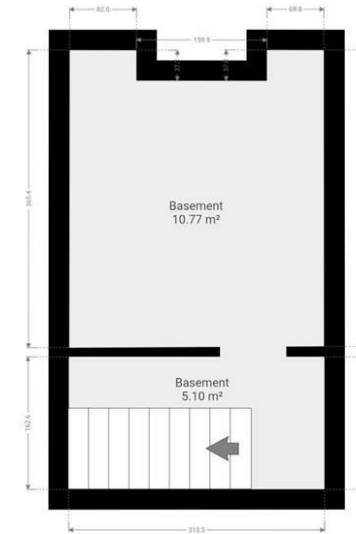
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is affected by known rights or restrictions; open the brochure for further details.

There are planning applications in the immediate locality; please see the brochure & contact City of Lincoln Council for further information.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls.  
 Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m