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Nelthorpe Street, Lincoln, LN5 7SJ



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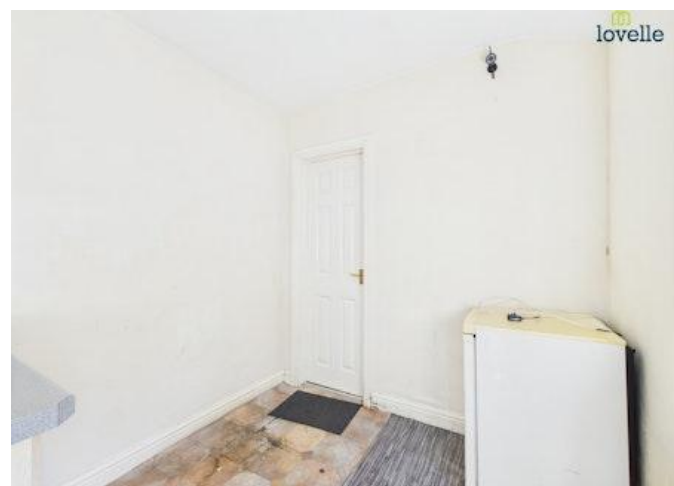


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lovelle

When it comes to
property it must be



£115,000



Victorian bay-fronted terrace in central Lincoln offering spacious and flexible accommodation over three floors. Features 4 bedrooms, 2 bathrooms, 2 reception rooms, kitchen, shower room, and rear courtyard. In need of modernisation. Viewing advised.

Key Features

- Victorian Terraced House
- Spacious Accommodation Set Over Three Floors
- Four Good-Sized Bedrooms - Three Bedrooms and One Top-Floor Retreat
- Two Bathrooms, Including A Ground Floor Shower Room and First Floor Family Bathroom
- Two Reception Rooms - A Bright Lounge and a Characterful Dining Room with Fireplace
- Generous Kitchen with Potential for Modernisation
- EPC Rating: E
- Tenure: Freehold
- Council Tax Band: A





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

Set across three storeys and offering over 1,100 sq ft of accommodation, this generously sized four-bedroom home on Nelthorpe Street represents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own taste. Situated in the heart of Lincoln, just a short stroll from the city centre, this property blends traditional charm with exciting renovation potential.

The ground floor offers a traditional layout, with a welcoming lounge at the front of the property and a separate dining room featuring a characterful fireplace - perfect for those who appreciate period features. To the rear, the kitchen provides ample space and storage, and although in need of updating, it offers a solid footprint for a stylish future refit. A ground-floor shower room adds convenience and flexibility to the layout.

On the first floor, you'll find three well-proportioned bedrooms, thoughtfully spaced for privacy, along with a generously sized family bathroom fitted with a bath. The top floor is home to the fourth bedroom, which enjoys its own floor and offers scope to become a tranquil principal suite, home office, or creative space.

Although the property does require full refurbishment throughout, it has been well cared for and provides a fantastic canvas for those wishing to invest in a long-term home or project. With the right vision, this property could be transformed into a beautiful family residence or lucrative rental investment.

Located in a sought-after part of Lincoln, Nelthorpe Street offers easy access to the city's many amenities, including the University of Lincoln, railway station, high street shops, bars, restaurants, and the historic Cathedral Quarter.

Whether you're a homeowner ready to take on a project or an investor looking for a centrally located property with great scope, this spacious four-bedroom house is full of potential and waiting for its next chapter.

Ground Floor

Hallway

A welcoming entrance hall provides access to the ground floor reception rooms and stairs to the upper floors. The hallway retains period features and offers a practical space for coats and shoes.

Lounge

4.39m x 3.62m (14'5" x 11'11")

A bright and spacious front-facing lounge featuring a classic Victorian bay window that floods the room with natural light. The room benefits from high ceilings and period detailing, creating a warm and inviting atmosphere.

Dining Room

4.98m x 3.63m (16'4" x 11'11")

Situated adjacent to the lounge, the dining room offers ample space for family meals and entertaining. It boasts a charming feature fireplace and overlooks the rear of the property, providing a cosy, intimate setting.

Kitchen

6.69m x 2.25m (21'11" x 7'5")

A functional kitchen with plenty of storage and work surface area. Although in need of modernisation, the kitchen layout provides a great base for a contemporary upgrade and includes space for appliances and dining.

Shower Room

1.52m x 2.21m (5'0" x 7'4")

A convenient shower room located on the ground floor, fitted with a shower enclosure, wash basin, and WC. Practical for family use and guests alike.

First Floor

Landing

A central landing area on the first floor provides access to three bedrooms and the family bathroom. With neutral décor and good natural light from the stairwell, the space feels open and airy. A further staircase leads up to the second-floor bedroom, continuing the sense of flow throughout the home.

Bedroom 2

3.65m x 1.94m (12'0" x 6'5")

A spacious double bedroom positioned at the front of the property, featuring a large window that allows for plenty of natural light. This room offers ample space for wardrobes and furnishings, making it an ideal master or guest room.

Bedroom 3

3.64m x 2.28m (11'11" x 7'6")

Also located at the front of the property, this second double bedroom is well-proportioned and would make an excellent children's room, office, or guest space. Like bedroom one, it enjoys good natural light and a quiet outlook.

Bedroom 4

3.12m x 2.12m (10'2" x 7'0")

A cosy bedroom situated to the rear of the property, overlooking the courtyard garden. This room would work well as a single bedroom, nursery, or study and offers good privacy away from the front-facing rooms.

Bathroom

3.09m x 2.06m (10'1" x 6'10")

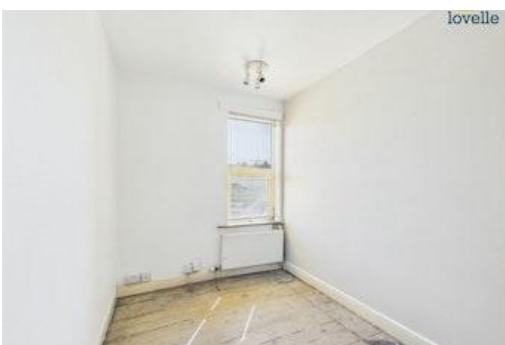
A family bathroom featuring a full-sized bathtub, wash basin, and WC. The room offers a comfortable space to relax and unwind.

Second Floor

Bedroom 1

5.06m x 4.05m (16'7" x 13'4")

The top-floor bedroom provides a peaceful, private retreat. Ideal as a master bedroom or a quiet study, it benefits from sloped ceilings and characterful features.



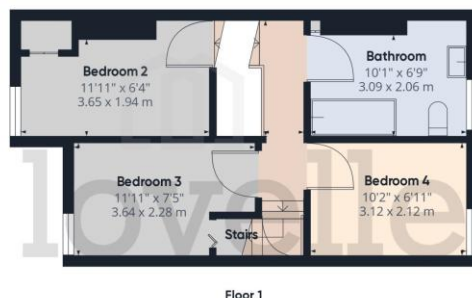


Agents Notes

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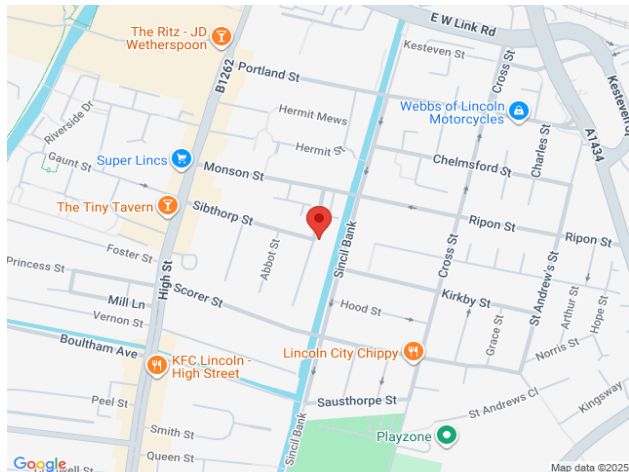
Approximate total area*
1112.45 ft²
103.35 m²

Reduced headroom
88.41 ft²
8.21 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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