

Buy. Sell. Rent. Let.



3 Sherbrooke Street, Lincoln, LN2 5QA



3



1



2

When it comes to  
property it must be

  
lovelle





Asking Price: £150,000



Beautifully presented mid-terrace home with a warm and inviting feel. Located in a prime central Lincoln spot, it offers easy access to city amenities. An excellent choice for first-time buyers or investors expanding their portfolio. Don't miss this charming home in a convenient central location. Viewing advised!

#### Key Features

- Mid terrace house
- Well-presented throughout
- Ideal first time buy property
- Great investment opportunity
- Enclosed rear garden
- Lounge & dining room
- Kitchen & utility room
- 3 bedrooms & bathroom
- EPC rating D
- Council tax band: A







## Introduction

3 Sherbrooke Street is a beautifully presented mid-terrace home, offering a warm and inviting feel throughout. Situated in a prime central Lincoln location, this property is within easy reach of the city's many amenities, making it an excellent choice for first-time buyers or investors looking to expand their rental portfolio.

The side entrance door opens into a small hallway, providing access to the main living spaces. To the right, the cosy lounge offers a comfortable space to relax, while to the left, the separate dining room provides a welcoming area for entertaining or family meals. The well-appointed galley kitchen leads off the dining room, offering ample storage and workspace, with a separate utility room beyond, adding further convenience. Upstairs, the property features three bedrooms and a bathroom. The main and second bedrooms are well-proportioned, while the third bedroom offers a versatile space that could serve as a dressing room, study, or occasional bedroom, as it provides access to the bathroom. This layout adds character to the home and offers flexible living arrangements to suit different needs.

To the rear, a small, enclosed garden provides a low-maintenance outdoor space, perfect for enjoying a morning coffee or an evening drink. With its charming interior, excellent condition, and fantastic location close to Lincoln's city centre, this property presents a great opportunity for those looking for a well-maintained home in a highly convenient setting.

## Accommodation

### Entrance hall

Stairs leading to first floor landing and uPVC double glazed side entrance door.

### Lounge

3.48m x 3.45m (11'5" x 11'4")

Double glazed window to front aspect, radiator, coving to ceiling, and fitted cupboards to alcoves.

### Dining Room

4.69m x 3.48m (15'5" x 11'5")

Coving to ceiling, fitted shelving to alcove, radiator, uPVC double glazed patio doors leading to rear courtyard garden, and radiator.

### Kitchen

3.12m x 2.09m (10'2" x 6'11")

Range of modern cream fitted base units with contrasting beech wood effect work surfaces, ceramic sink unit, space for Range style cooker, space for fridge freezer, tiled splash backs, laminate wood flooring, double glazed window to side aspect, led down lights, and radiator.

### Utility Room

1.8m x 1.66m (5'11" x 5'5")

Fitted shelving and cupboards, space and plumbing for washing machine, access to roof space, window to rear aspect, and laminate wood flooring.



## First Floor

### Bedroom 1

3.47m x 3.44m (11'5" x 11'4")

Double glazed window to front aspect, coving to ceiling, radiator, ornamental feature fireplace, and over stairs storage cupboard.

### Bedroom 2

4.16m x 2.25m (13'7" x 7'5")

Double glazed window to rear aspect, coving to ceiling, radiator, and exposed wood flooring.

### Bedroom 3

2.99m x 2.24m (9'10" x 7'4")

Double glazed window to rear aspect, coving to ceiling, radiator, and exposed wood flooring.

### Bathroom

2.29m x 2.06m (7'6" x 6'10")

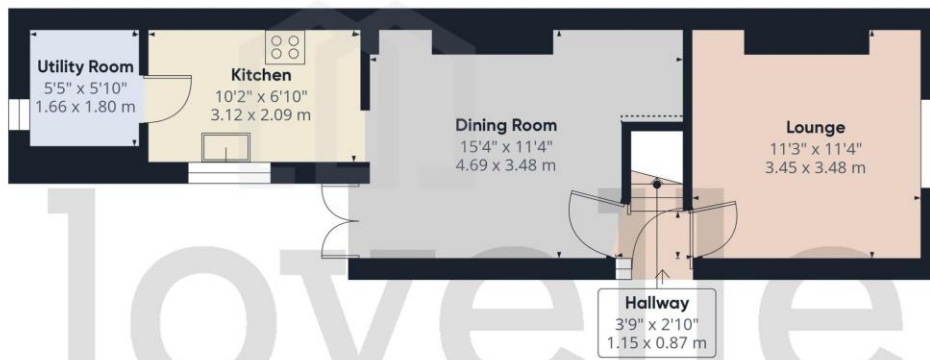
Fitted suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, and low-level WC. There are tiled splash backs, ceramic tiled flooring, radiator, and double glazed window to rear aspect.

## Outside

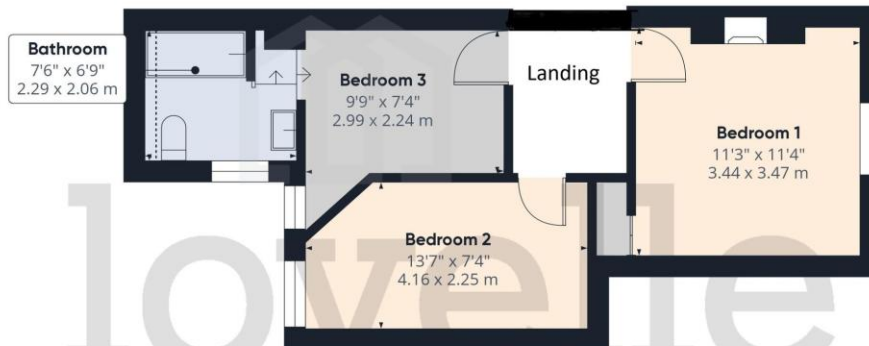
### Enclosed Rear Garden

mostly laid to lawn with raised beds, concrete patio area, paved corner patio, timber-built storage shed, and is mostly enclosed by brick walling and timber fencing.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

748.19 ft<sup>2</sup>  
69.51 m<sup>2</sup>

**Reduced headroom**

4.24 ft<sup>2</sup>  
0.39 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

WWW.EPC4U.COM

When it comes to **property**  
it must be



01522 305605

lincoln@lovelle.co.uk