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2 Archer Street, Lincoln, LN5 7LQ



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Asking Price: £100,000

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Located just south of Lincoln's city centre, this two-bedroom end terrace property presents an excellent opportunity for buyers seeking a project. Requiring a full programme of modernisation, the home offers generous proportions and the potential to be transformed into a charming residence or investment.

### Key Features

- End of terrace house
- Requires modernisation
- Ideal investment opportunity
- Living room, dining room
- Kitchen, 2 bedrooms
- Upstairs bathroom
- Courtyard garden to the rear
- Close to city centre amenities
- EPC rating F
- Tenure: Freehold





## Introduction

Located just south of Lincoln's city centre, this two-bedroom end terrace property presents an excellent opportunity for buyers seeking a project. Requiring a full programme of modernisation, the home offers generous proportions and the potential to be transformed into a charming residence or investment. The accommodation comprises a front living room, separate dining room and a kitchen to the rear, while upstairs features two bedrooms and a spacious bathroom. To the rear, there is a small, enclosed courtyard with access to brick-built outbuildings. Retaining character features including fireplaces and high ceilings, the property has the foundations to become a stylish period home once restored. Situated within walking distance of Lincoln city centre, the train station, university and an array of local amenities, this property will appeal to buyers looking to add value or developers seeking a worthwhile renovation project. Offered with no onward chain.

## Entrance Hall

0.84m x 0.81m (2'10" x 2'8")

Main entrance door, which is located at the side of the property, and accessed through a passageway. Stairs leading to the first-floor landing.

## Living Room

3.21m x 3.19m (10'6" x 10'6")

Bright, front-facing space with a large window that allows natural light to flood the room. It features a traditional tiled open fireplace, adding a touch of character. The room is neutrally decorated with white walls and carpeted flooring, although it would benefit from updating. A set of wall-mounted shelving units offers practical storage or display space, making it a functional room with clear potential for improvement.

## Dining Room

3.3m x 3.19m (10'10" x 10'6")

Offering direct access to the kitchen via a sliding internal door. It features a decorative tiled fireplace with a electric fire and ornate floral detailing, providing a focal point with traditional charm. A large window looks out to the rear, bringing in natural light, while built-in shelving on either side of the chimney breast offers useful storage or display potential. The room has great scope to become a welcoming dining or family area.

## Kitchen

2.55m x 1.74m (8'5" x 5'8")

Compact galley-style space located at the rear of the property. It features a basic setup with a freestanding gas cooker and a stainless-steel sink with drainer, positioned beneath a wide window that brings in natural light. The walls and flooring show signs of wear and damp, highlighting the need for full refurbishment. With its functional layout, the kitchen offers a clear opportunity for redesign and modernisation to suit individual needs.

## Landing

Small gallery landing leading to the bedrooms and bathroom.

## Bedroom 1

3.24m x 3.18m (10'7" x 10'5")

Spacious double room located at the front of the property, enjoying natural light from a wide sash-style window. The room features pastel pink walls and matching carpet, creating a soft and airy atmosphere. There's plenty of space for freestanding furniture, and the layout offers flexibility for redecoration and modernisation.

## Bedroom 2

3.18m x 1.88m (10'5" x 6'2")

Compact single room located at the rear of the property, ideal for use as a guest room, home office, or nursery. A large window overlooks the garden and allows for plenty of natural light, giving the space a bright and airy feel. Decorated in neutral tones with white walls and carpeted flooring, the room offers a blank canvas for modernisation. Despite its smaller size, it accommodates essential furnishings and makes efficient use of space.

## Bathroom

2.23m x 1.65m (7'4" x 5'5")

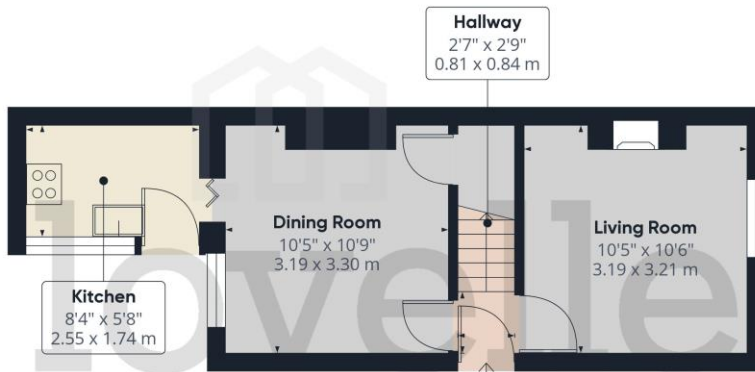
Generously sized space located on the first floor, featuring a traditional layout with a panelled bath, low-level WC, and pedestal wash basin. A large, obscured glass window provides natural light while maintaining privacy, and the room is finished with light walls and carpet flooring. Though functional, the bathroom would benefit from updating and redecoration, offering a great opportunity to create a modern and stylish space.

## Outside

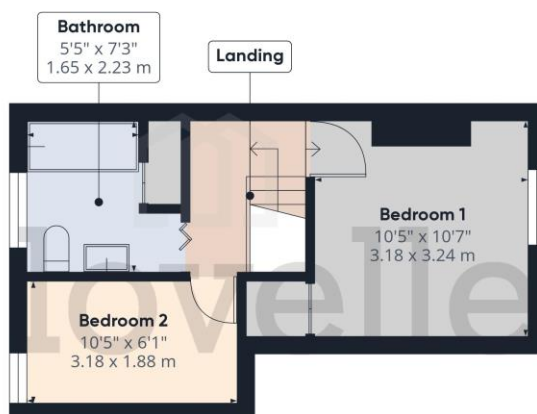
### Courtyard Garden

Enclosed courtyard-style space with concrete underfoot and a variety of overgrown shrubs and plants along the borders. Offering a private and secure area, it includes access to two useful brick-built outbuildings, ideal for storage. While the garden currently requires clearing and attention, it provides a low-maintenance outdoor space with the potential to be transformed into a pleasant seating or container garden area.





Ground Floor



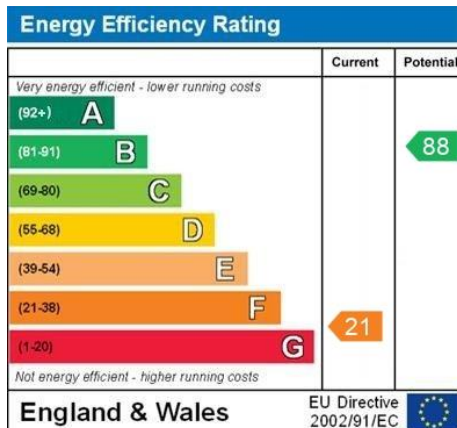
Floor 1

Approximate total area<sup>(1)</sup>  
549.51 ft<sup>2</sup>  
51.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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