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4 Severn Street, Lincoln, LN11SJ



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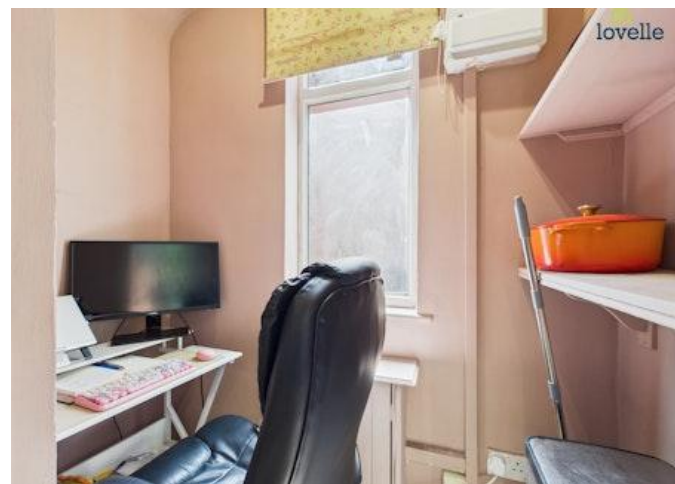


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When it comes to  
property it must be

  
lovelle





Offers over: £195,000

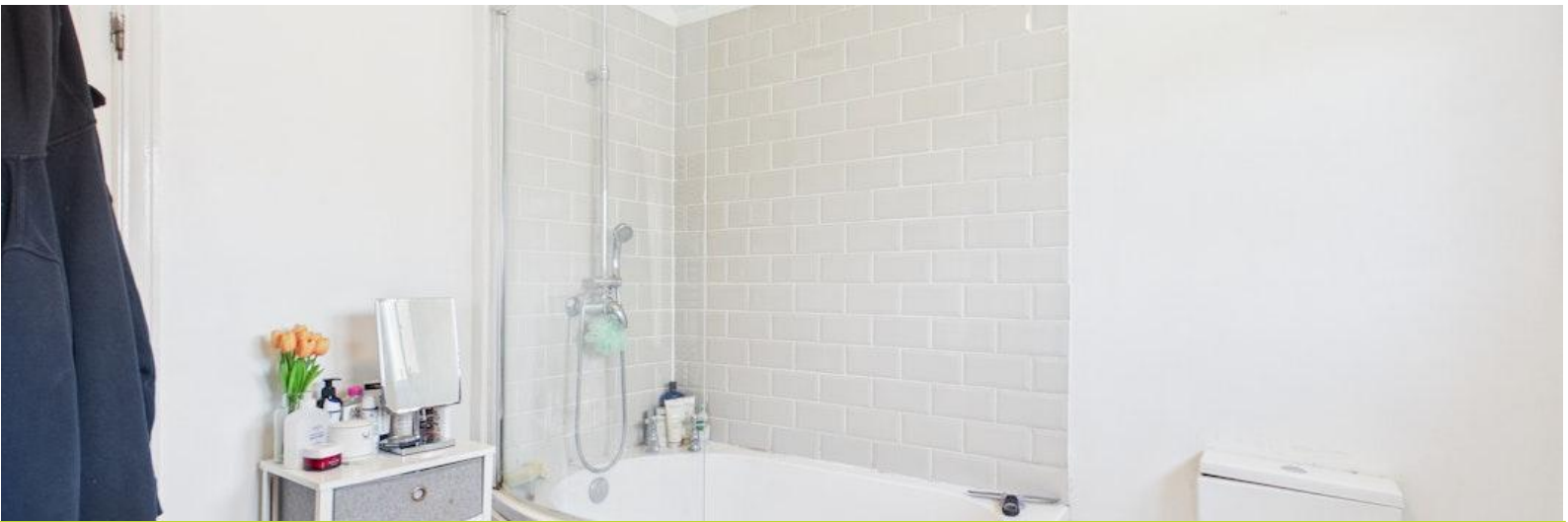


A beautifully presented semi-detached home located just a short walk from Lincoln City Centre. Offering the perfect blend of comfort and style. Perfect for first-time buyers, small families, or anyone seeking a move-in-ready property. This home blends comfort, convenience, and location effortlessly.

#### Key Features

- Bay fronted semi-detached house
- Impeccably well-presented
- Waling distance to city centre amenities
- Move-in ready condition throughout
- Spacious accommodation
- Good size rear garden
- Living room with log burner
- Ideal for first time buyers
- Modern kitchen-diner & bathroom
- 2 double bedrooms
- EPC Rating D
- Tenure: Freehold







## Introduction

Welcome to 4 Severn Street, a charming and beautifully presented semi-detached house, ideally situated just a short walk from Lincoln City Centre. This home offers a fantastic combination of spacious living and a convenient location, making it perfect for first-time buyers, small families, or anyone seeking a move-in-ready property.

On the ground floor, the home opens into a welcoming entrance hallway with stairs leading to the first floor. To the front is a cosy living room, while at the rear you'll find a spacious and modern kitchen/diner with ample room for cooking, dining, and entertaining. A useful storage cupboard is located just off the kitchen, and there's also a small, thoughtfully designed nook, ideal for a home office, reading corner, or study space. Upstairs, the property offers two well-proportioned bedrooms, both filled with natural light, and a sleek, contemporary bathroom finished to a good standard. The layout provides a comfortable and practical flow, perfectly suited to modern living.

The rear garden is a real highlight of the home, offering a private, sunny space for outdoor enjoyment, offering a great outdoor space for relaxing, hosting guests, or enjoying a bit of gardening.

Just a short walk from Lincoln's historic city centre, the University of Lincoln, and a host of local shops, parks, and cafes, this home blends comfort, convenience, and location effortlessly. Don't miss your chance to view this delightful home—contact us today to arrange a viewing!

## Ground Floor

### Entrance Hallway

0.93m x 1.04m (3'1" x 3'5")

A welcoming entrance to the home, featuring a staircase leading to the first floor and access to the ground floor living areas. With neutral décor and wood-effect flooring, the hallway offers a bright and tidy first impression, with space for coats, shoes, and other essentials.

### Living Room

3.69m x 4.19m (12'1" x 13'8")

A warm and inviting space positioned at the front of the home, featuring a charming bay window that floods the room with natural light. The focal point is a central fireplace with a log burner, perfect for cosy evenings, complemented by built-in shelving for storage or display. Finished with attractive wood-effect flooring, this room blends character and comfort beautifully.

### Kitchen / Diner

3.12m x 4m (10'2" x 13'1")

Spacious and well-equipped, the kitchen/diner offers a practical and stylish space for cooking, dining, and everyday living. It features an integrated oven, hob, and fridge, along with ample worktop and cupboard space, including additional built-in storage. A breakfast bar with stools provides a casual dining or social area. Two rear-facing windows fill the room with natural light, and a door leads directly to the rear garden. Just off the kitchen is a handy nook, currently used as an office space, ideal for working from home or study. This versatile room is the heart of the home, combining functionality with comfort.

## First Floor

### Landing

0.85m x 1.53m (2'10" x 5'0")

A bright and airy landing finished with soft carpeting, providing a comfortable and welcoming space that connects the two bedrooms and bathroom. The neutral décor creates a calm atmosphere and complements the rest of the home's interior.

### Bedroom 1

3.41m x 4.19m (11'2" x 13'8")

A spacious and bright main bedroom located at the front of the house, featuring a charming fireplace that adds character and warmth. The room includes a handy built-in storage cupboard and a large window that fills the space with natural light. Finished with neutral décor and soft carpeting, it offers a comfortable and relaxing retreat with plenty of room for a double bed and additional furniture.

### Bedroom 2

3.5m x 2.71m (11'6" x 8'11")

A well-proportioned second bedroom, ideal as a guest room, nursery, or home office. It benefits from a large window overlooking the rear garden, filling the room with natural light. Finished with neutral tones and soft carpeting, this versatile space offers plenty of room for a single or double bed and additional furniture.

### Bathroom

2.53m x 2.42m (8'4" x 7'11")

A modern and stylish bathroom featuring a clean, neutral design with a wooden floor adding warmth and character to the space. It includes a white suite with a bath and overhead shower, a wash basin, and a WC. A window to the rear aspect allows natural light to brighten the room, while practical tiling and fixtures ensure easy maintenance and a fresh, inviting feel.

## Outside

A generous outdoor space featuring a paved patio area perfect for dining or relaxing, leading onto a well-maintained lawn. At the far end of the garden stands a large shed, offering excellent storage options for tools, bikes, or outdoor equipment. This private garden provides a peaceful retreat and plenty of room for outdoor activities.

## Agent Notes

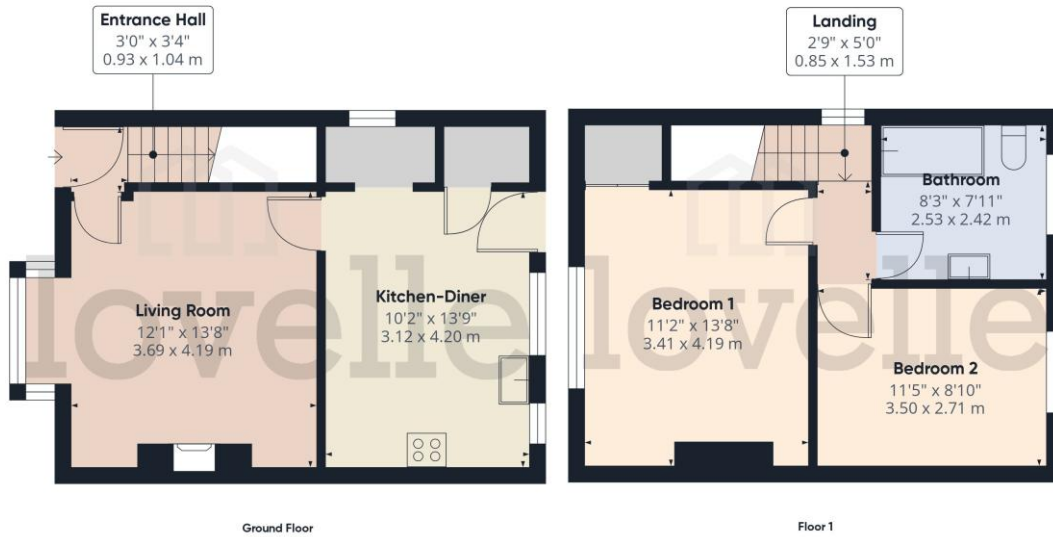
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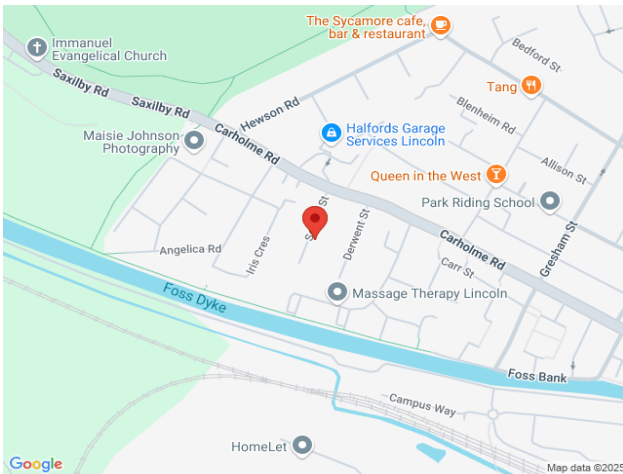


Approximate total area<sup>(1)</sup>  
737 ft<sup>2</sup>  
68.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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