



21 Gaunt Street
Lincoln

BROWN & CO JH Walter



21 Gaunt Street, Lincoln, LN5 7PU

A traditional bay fronted terrace which has been recently refurbished throughout and situated close to Lincoln's City Centre.

The property which is sold with no onward chain comprises of an entrance hall, living room, dining room and kitchen to the ground floor, along with two double bedrooms and a bathroom to the first floor.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door accessed via shared passageway, stairs rising to first floor.

Living Room

Double glazed bay window to front, radiator.

Dining Room

Double glazed window to rear, under stairs storage cupboard, radiator.

Kitchen

Double glazed window to side, entrance door leading to rear garden, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, spaces for washing machine and fridge freezer, tiled splash backs and flooring.

First Floor

Landing

Doors leading to bedrooms and bathroom.

Bedroom One

Double glazed window to front, storage cupboard with loft access, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, pedestal wash basin, WC, bath, shower cubicle, tiled splash backs, radiator.

Outside

To the rear is a gravelled yard with outbuilding.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
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8/8/25, 2:14 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

21 Gaunt Street
LINCOLN
LN5 7PU

Energy rating
E

Valid until:
19 May 2032

Certificate number:
0380-2630-2150-2522-7675

Property type
Mid-terrace house

Total floor area
63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

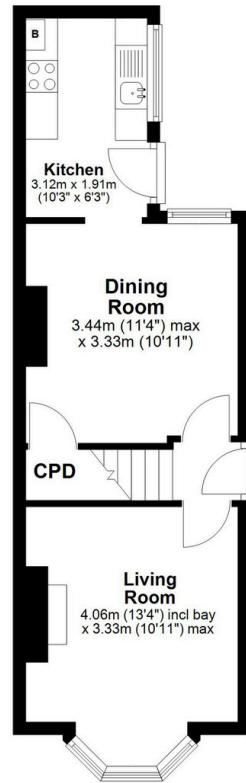
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2630-2150-2522-7675/print=true>

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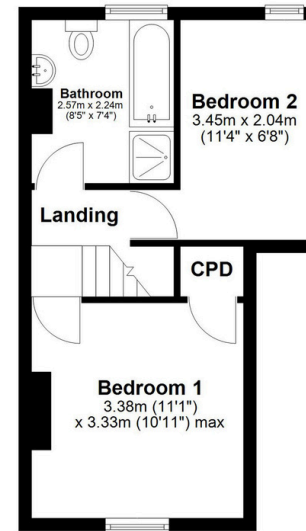
Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 62.8 sq. metres (675.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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21 Gaunt Street, Lincoln

IMPORTANT NOTICES

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Property and Business Consultants