



- No Onward Chain
- Period Terraced House
- Three Bedrooms
- Two Bathrooms
- Traditional Bay Fronted Facade
- Low Maintenance Courtyard
- Superb West End Location
- EPC Rating: 65D

Gresham Street, Lincoln, LN1 1PZ  
£199,950



Offered for sale with no onward chain is this period West End home located within a 10-minute walk of Lincoln city centre. The West End of Lincoln is well-regarded due to its Victorian and Edwardian properties located near the old racecourse, now referred to as the West Common. The property itself has accommodation over 2 floors and boasts 3 bedrooms. The traditional bay-fronted facade gives access to a private passageway and entrance to the home. The ground floor comprises 2 reception rooms, a bay-fronted lounge, a dining room, a kitchen measuring 13'10" with a range of eye and base level units, space and plumbing for appliances, as well as a modern wall-mounted gas central heating boiler. Completing the ground floor is a 3-piece bathroom suite. Rising to the first floor are 3 bedrooms, with the master measuring an impressive 15'2" max x 12'11" coming with its own private en-suite shower room, bedroom 2 measuring 8'11" x 9'2", and bedroom 3 measuring 5'10" x 11'11". Externally, the home comes with a low-maintenance rear garden which is mostly paved, whilst providing space for entertaining and relaxing with guests. The area of West End comes with a wealth of local amenities, these include independent restaurants/cafes, Sainsbury's Local, Co-op food store, and easy access to Lincoln's High Street, Brayford Marina area, and the University of Lincoln. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



## Access via private passageway

Having two external doors connecting the front and rear of the property, a single radiator, and an internal door into the main residence.

## Inner Hallway

Gives access to the lounge and dining room. Stairs rising to the first floor.

## Lounge

11' 8" x 11' 8" (3.55m x 3.55m)

Having a uPVC double-glazed window to the front aspect and a radiator.



## Dining Room

12' 0" x 11' 8" (3.65m x 3.55m)

Having a radiator, a uPVC double-glazed window to the rear aspect, alcove storage, and access to an understairs storage cupboard and into the:

## Kitchen

13' 10" x 6' 4" (4.21m x 1.93m)

Having a range of base and eye-level units with counter worktops, a wall-mounted gas central heating boiler, a 4-ring gas hob with an extractor hood over, an integrated oven, a uPVC double-glazed window to the side aspect, and an external door to the rear garden. Space and plumbing for further appliances. Access to:

## Downstairs Bathroom

6' 1" x 10' 1" (1.85m x 3.07m)

Having a low-level WC, a pedestal hand-wash basin unit, a radiator, a bath tub with a showerhead over, and a uPVC double-glazed obscured window to the side aspect.



## First Floor Landing

Access to bedrooms and loft with insulation, no ladder.

## Master Bedroom

12' 11" max x 15' 2" max (3.93m x 4.62m)

Having 2 uPVC double-glazed windows to the rear aspect, a built-in wardrobe, and a radiator. Access to:

## En-Suite Shower Room

Shower cubicle, a low-level WC, a heated towel rail, an extractor unit, and original loft access.



## Bedroom 2

8' 11" x 9' 2" (2.72m x 2.79m)

Having a uPVC double-glazed window to the front aspect and a radiator.

## Bedroom 3

11' 11" x 5' 10" (3.63m x 1.78m)

Having a uPVC double-glazed window to the front aspect and a radiator.

## Outside Rear

Enclosed garden with fenced perimeters, being mostly paved and is enclosed.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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