



1 Spencer Court Off Spencer Street, Lincoln. LN5 8JH

BELL

1 Spencer Court is a two-storey red brick and cream render, maisonette forming part of a purpose-built block made up of a ground floor and basement level, situated in a convenient city-centre location, close to shops, transport links, and amenities. There is a private east-facing front entrance directly off Little Bargate Street with a secondary entrance via shared rear corridor with secure intercom entry system on Spencer Street. Allocated parking space accessed through open brick archway, plus additional open parking bays opposite the property; shared courtyard/garden area to the rear to include shared bin storage area and gated access to rear of property.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

I Spencer Court, Lincoln

ACCOMMODATION

Ground Floor

Entrance Lobby accessed from the main lobby area, with east-facing front door opening to a bright open-plan living area; radiator.

Open-Plan Living / Kitchen a dual-aspect room with south-facing windows providing excellent natural light; carpeted flooring through the living area; vinyl flooring to kitchen. Providing a comfortable seating area with radiator, pendant light, and neutral décor. The modern fitted kitchen has white gloss cabinets, wood-effect worktops and tiled splashback; integrated electric oven and hob with stainless steel extractor, inset sink, space and plumbing for washing machine, and room for American-style fridge-freezer.

Rear Hallway leading to the rear exit with carpeted floor; space for coat hooks and storage bench. Door to:

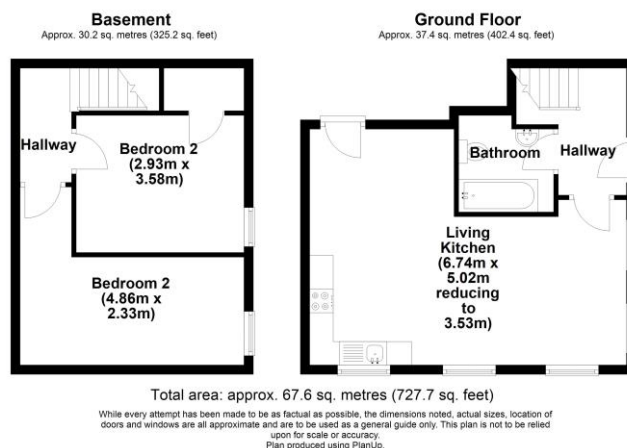
Bathroom having a three-piece white suite comprising panelled bath with shower attachment, low-level WC, and pedestal wash basin. Vinyl flooring, heated towel radiator, and wall-mounted storage cupboard, white tiled walls with blue mosaic border feature, ceiling light and extractor fan.

Carpeted staircase descending to the lower-ground level with handrail.

Lower Ground Floor:

Bedroom 1 a spacious double bedroom with lightwell allowing natural light and ventilation; built-in cupboard with deep storage space, carpeted floor, neutral décor and radiator.

Bedroom 2 a further double bedroom currently used as a child's room; carpeted floor, space for wardrobes, drawers or study desk, lightwell for natural light and radiator.



NO ONWARD CHAIN

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office
43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
Website: <http://www.robert-bell.org> Brochure prepared 20.10.2025



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