



Spital Street, Lincoln



£179,950

- Semi-Detached Terraced House
- Two Reception Rooms & Cellar
- Well Presented Throughout
- GCH & Upvc DG
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Freehold
- EPC rating C



NO ONWARD CHAIN Well presented, Two Bedroom Terraced House. Located in the prime uphill location of Spital Street. Only a short walk from Lincolns Cathedral quarter and Bailgate.

This property has been fully renovated throughout and benefits from gas central heating and uPVC double glazing. The accommodation on offer consists of; Lounge, Kitchen Diner and Bathroom to the ground floor. To the first floor, there are Two Double Bedrooms. Outside the property there is a lawned garden to the rear.

Lounge

3.61m x 3.4m (11'10" x 11'2")

External door and window to front aspect, feature fireplace and radiator.

Kitchen Diner

3.61m x 4.7m (11'10" x 15'5")

External door and window to rear aspect. Fitted with a range of modern wall and base units with worktops over, electric oven, four burner gas hob with extractor above, space and plumbing for washing machine and radiator.

Bathroom

1.83m x 1.32m (6'0" x 4'4")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.



Landing

Access to roof space and access to both bedrooms.

Bedroom One

3.61m x 3.45m (11'10" x 11'4")

Window to front aspect, built in cupboard, access to roof space and radiator.

Bedroom Two

3.31m x 3.66m (10'11" x 12'0")

Window to rear aspect, fitted wardrobe and radiator.

Outside

Go the rear of the property there is a enclosed lawned garden with gate leading to share passage way.

Cellar

4.17m x 3.66m (13'8" x 12'0")

Power and lighting.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

BASEMENT LEVEL
148 sq.ft. (13.8 sq.m.) approx.

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

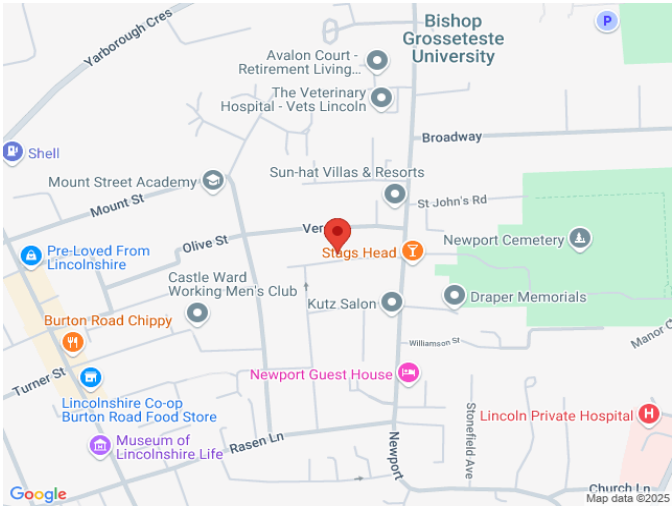
1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



56 SPITAL STREET LINCOLN

TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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