



- Popular Sincil Bank Location
- 3 Good Sized Bedrooms
- Galleried Kitchen
- Rear Courtyard Garden
- Downstairs Bathroom
- Available Now!

Scorer Street, , LN5 7XE
Monthly Rental Of £900





Starkey&Brown are delighted to represent for let this three-bedroom period terrace property in the Sincil Bank area of Lincoln city centre. A short 10-minute walk to the main high street and retail areas, the home has essential amenities nearby. These include schooling at primary and secondary level, as well as quick access to Lincoln's main transport hubs, the railway station, and bus station. The internal accommodation comprises of two reception rooms, a lounge and a dining room, as well as a traditional galleried kitchen with eye and base level units leading to a utility room and a downstairs bathroom. Rising to the first floor are two double bedrooms and a single bedroom, whilst home occupies a low-maintenance rear courtyard garden. The home sits within the Sincil Bank area, synonymous for being centered around the Lincoln City FC Sincil Bank Stadium, and becoming a real community hub for the city. The home has nearby bus services, independent stores, public houses, restaurants, and takeaways. For further details and viewing requests, please contact the lettings department. Council tax band: A.



Entrance via shared passageway

Access to the front door entry to the side aspect.

Entrance Hall

Small entrance hall with stairs rising to the first floor.

Lounge

11' 0" x 11' 2" (3.35m x 3.40m)

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

Dining Room

11' 10" x 11' 5" (3.60m x 3.48m)

Having a uPVC double-glazed window to the rear aspect, skirting board, alcove shelving, a radiator, an understairs storage with consumer unit and electric meter.

Kitchen

11' 0" x 6' 2" (3.35m x 1.88m)

Having a range of eye and base level units, counter worktops, space and plumbing for appliances, sink and drainer unit, counter worktops, tiled splashbacks, integrated oven, gas hob, and extractor hood over.

Utility Room

3' 1" x 6' 2" (0.94m x 1.88m)

Having a uPVC external door to the rear garden, space and plumbing for laundry appliances, a wall-mounted Worcester gas combination boiler, and access to:

Bathroom

9' 3" x 6' 2" (2.82m x 1.88m)

Having a panelled bath with tiled surround and an electric shower over, a low-level WC, a pedestal hand wash basin unit, a single radiator, and a UPVC double-glazed obscured window to the side aspect.

First Floor Landing

First-floor landing gives access to three bedrooms with a wooden balustrade and handrail to the staircase.

Master Bedroom

11' 1" x 11' 2" (3.38m x 3.40m)

Having a uPVC double-glazed window to the front aspect, a single radiator, alcove shelving, and access to a large wardrobe with shelving and lighting.

Bedroom 2

7' 0" x 12' 4" (2.13m x 3.76m)

Having a uPVC double-glazed window to the rear aspect, single radiator, and uPVC double-glazed window to the rear aspect.

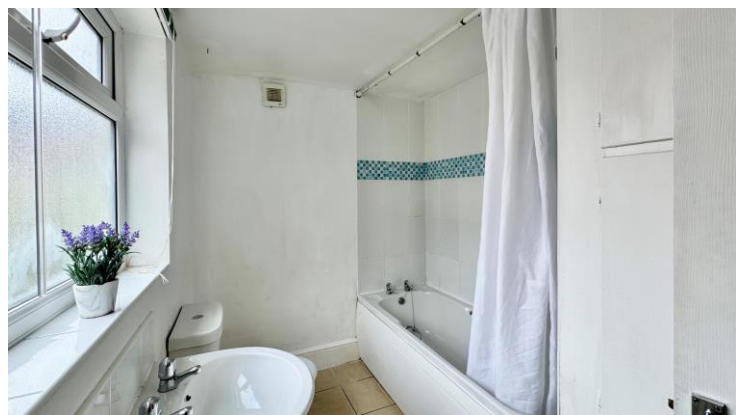
Bedroom 3

7' 3" x 9' 6" (2.21m x 2.89m)

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

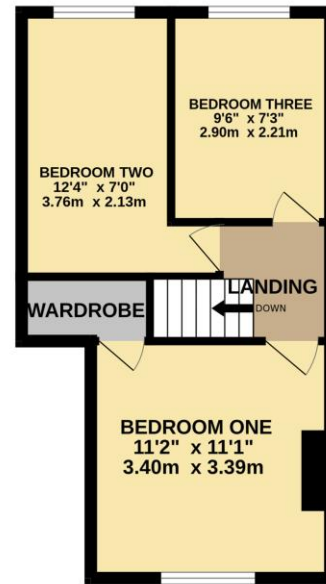
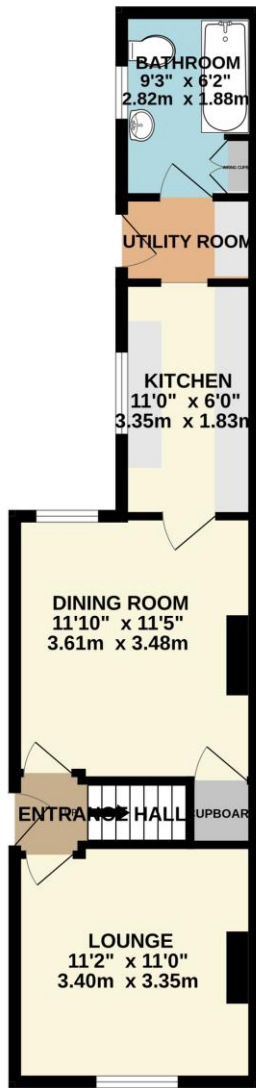
Outside Rear

Outside to the rear is a partially walled perimeter, low maintenance with concrete and gravel arrangement, with access to a shared passage.



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



SCORER STREET

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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