



Frederick Street, Lincoln



3



1



2

**£160,000**

- Mid-Terrace House
- Three Bedrooms
- Popular City Centre Location
- Renovated By Current Owner
- GCH & uPVC Double Glazing
- Downstairs Bathroom
- Tenure: Freehold
- EPC Rating D



Well presented THREE BEDROOM Mid-Terrace house situated just off Monks Road, in a popular residential area to the east of Lincoln City Centre.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Externally the property offers an enclosed rear courtyard garden with outbuilding. The property further benefits from Gas Central Heating and uPVC Double Glazing.

Ideally positioned within easy walking distance of Lincoln's bustling city centre, the property benefits from excellent access to a wide range of local amenities including supermarkets, convenience stores, cafes, restaurants, and leisure facilities. The area is well served by regular bus routes and offers convenient access to Lincoln Central Railway Station, providing connections to Nottingham, Newark, Peterborough and London.

The property has a selection of nearby schools, including Monks Abbey Primary School, Christ's Hospital School, Lincoln Castle Academy and Lincoln UTC. The property is also within easy reach of Lincoln College, the University of Lincoln, Lincoln County Hospital and the historic Cathedral Quarter, renowned for its iconic Cathedral, Castle, boutique shops and popular eateries.



### Passageway

With entrance door and door to the rear.

### Entrance Hall

With entrance door and stairs to the first floor.

### Lounge

3.55m x 3.18m (11'7" x 10'5")

With a bay window to the front aspect and radiator.

### Dining Room

3.52m x 3.39m (11'6" x 11'1")

With a window to the rear aspect, understairs cupboard and radiator.

### Kitchen

3.46m x 1.79m (11'5" x 5'11")

With a window to the side aspect and door leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood.

### Shower Room

2.39m x 1.77m (7'10" x 5'10")

With a window to the side aspect, enclosed shower, low level wc, wash hand basin and radiator.

### Landing

With stairs to the ground floor.

### Bedroom One

4.55m x 3.18m (14'11" x 10'5")

With two windows to the front aspect, storage cupboard and radiator.

### Bedroom Two

3.4m x 2.22m (11'2" x 7'4")

With a window to the rear aspect and radiator.



### Bedroom Three

2.51m x 2.2m (8'2" x 7'2")

With a window to the rear aspect and radiator.

### Outside

To the front of the property is access to the passageway.

To the rear of the property is an enclosed garden with patio and access to the passageway.

### Agents Note

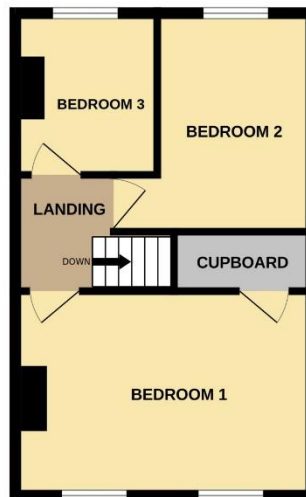
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# Floorplan

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



FREDERICK STREET, LINCOLN, LN2 5NL

TOTAL FLOOR AREA - 838 sq.ft. (77.9 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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