



Sidney Street, Lincoln



**£115,000**

- Mid-Terraced House
- Two Bedrooms & Dressing Room
- City Centre Location
- Lounge & Dining Room
- Downstairs Bathroom & Utility Room
- GCH & UPVC Double Glazing
- **\*\*VIRTUAL VIEWING AVAILABLE\*\***
- EPC Rating D



**\* VIRTUAL VIEWING AVAILABLE\*** Two Bedroom Mid-Terraced House situated within walking distance of Lincoln City Centre and the University. The Accommodation comprises Lounge, Dining Room, Kitchen, Utility Room, and Bathroom with shower over bath. To the first floor there are Two Double Bedrooms, with an additional Study/Dressing Room accessed through Bedroom One. Outside there is a low maintenance Courtyard with a storage shed. The property further benefits from Gas Central Heating & Double Glazed throughout.

**Lounge 11'2" x 11'2" (3.4m x 3.4m)**

With window and entrance door to the front aspect, gas fireplace and radiator.

**Dining Room 12'3" x 11'3" (3.7m x 3.4m)**

With window to rear aspect, gas fireplace, under stairs storage cupboard and radiator.

**Kitchen 9'9" x 5'6" (3m x 1.7m)**

With window to side aspect. Fitted with a range of base and wall units with work surfaces over, stainless steel drainer sink unit with mixer tap over space for cooker.

**Utility Room 4'2" x 5'9" (1.3m x 1.8m)**

With access into the rear garden.



### **Bathroom 9'4" x 5'6" (2.8m x 1.7m)**

With window to side aspect. Fitted storage cupboard, low level WC and wash basin, electric shower fitted over bath with folding glass screen and radiator.

### **Bedroom One 12'3" x 11'4" (3.7m x 3.5m)**

With window to rear aspect, door leading to dressing room/study and radiator.

### **Dressing Room/Study 9'11" x 5'7" (3m x 1.7m)**

With window to side aspect and radiator.

### **Bedroom Two 11'3" x 11'6" (3.4m x 3.5m)**

With window to front access, storage cupboard and radiator.

### **Outside**

To the rear of the property is a courtyard having gated rear access.

### **Agents Note**

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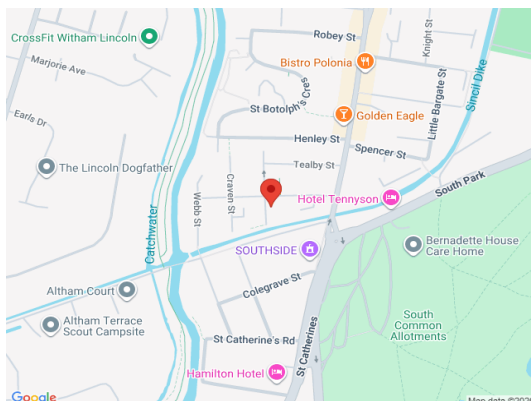
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



SIDNEY STREET, LINCOLN, LN5 8DB

TOTAL FLOOR AREA : 789 sq.ft. (73.3 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		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



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