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Charles Street West, Lincoln



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When it comes to
property it must be


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Asking Price £215,000



A detached two-bedroom property on Charles Street West in Lincoln, featuring an open-plan kitchen and living area, ground-floor WC, upstairs bathroom with a separate shower, and an enclosed, low-maintenance rear courtyard. Ideally suited to first-time buyers or investors.

Key Features

- Two-bedroom detached property
- Open-plan kitchen and living area
- French doors opening onto the rear courtyard
- Modern fitted kitchen with wooden worktops
- Ground-floor WC
- Two bedrooms on the first floor
- Four-piece bathroom
- Low-maintenance rear courtyard
- EPC rating D
- Tenure: Freehold



Situated on Charles Street West in Lincoln's popular west end, this detached two-bedroom property offers practical accommodation in a convenient location, with access to the city's shops, restaurants, leisure facilities and transport links.

The ground floor features an open-plan kitchen and living area, providing a versatile space for relaxing, dining and entertaining. The kitchen is fitted with units, wooden worktops and an integrated oven and hob, while the front bay window adds character to the living space. French doors at the rear open onto the enclosed courtyard, allowing natural light into the room and providing access to the outdoor space. A separate ground-floor WC adds further convenience.

Upstairs, the property offers two bedrooms and a bathroom fitted with both a bath and a separate shower enclosure. The landing also benefits from built-in storage, providing useful additional space.

Outside, the enclosed rear courtyard is predominantly paved, creating a low-maintenance area for outdoor seating and enjoying the warmer months.

Combining open-plan living, practical features and an enclosed outdoor space, this detached property could appeal to first-time buyers, those looking to downsize or investors seeking a property in Lincoln.

Kitchen / Living Area

8.29m x 4.29m (27'2" x 14'1")

An open-plan kitchen and living space providing room for both cooking and relaxing. The kitchen is fitted with units, wooden worktops, tiled splashbacks, an integrated oven and hob, with space for further appliances. French doors provide access to the rear courtyard, while the staircase leads to the first floor.

WC

1.59m x 0.82m (5'2" x 2'8")

A convenient ground-floor cloakroom fitted with a WC and wash basin.

Bedroom One

3.83m x 2.45m (12'7" x 8'0")

A double bedroom with a window to the front aspect and a built-in storage cupboard.

Bedroom Two

3.8m x 1.76m (12'6" x 5'10")

A further bedroom with a window to the front aspect, offering space for bedroom furniture or additional storage.

Landing

2.63m x 1.9m (8'7" x 6'2")

The first-floor landing provides access to both bedrooms and the bathroom, with a built-in cupboard offering additional storage.

Bathroom

1.66m x 3.42m (5'5" x 11'2")

Fitted with a bath, separate shower enclosure, wash basin and WC.

Outside

To the rear is a fully paved enclosed courtyard, creating a low-maintenance outdoor space with access via the French doors from the living area.

Agent Notes

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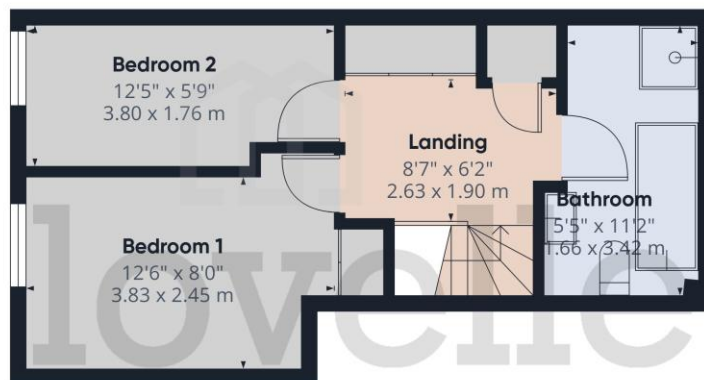
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

647 ft²
60 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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