



6 Cecil Street, Lincoln, LN1 3AU

Guide Price £299,950

taylor  
ross





## 6 Cecil Street

Lincoln, LN1 3AU

Beautifully presented three-bedroom uphill terraced home with two reception rooms, a modern kitchen, log burner and landscaped garden with entertaining area, close to Lincoln's Cathedral Quarter.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Prime uphill location in a popular residential area
- Immaculately presented throughout
- Separate dining room perfect for family meals and entertaining
- Beautifully landscaped rear garden
- Stylish modern fitted kitchen
- Council Tax Band - B (City of Lincoln Council)
- EPC Rating - D

### Entrance Hallway

A spacious private hallway provides access to the garden while offering excellent additional storage for coats, shoes, bicycles and other household essentials.

### Living Room

14' 2" x 11' 11" (4.31m x 3.64m)

A welcoming bay-fronted living room with a log burner as the focal point, creating a warm and comfortable space to relax. The bay window incorporates a built-in window seat with useful storage beneath, while fitted shelving provides additional display and storage space, enhancing both the character and functionality of the room.

### Dining Room

12' 4" x 11' 10" (3.76m x 3.60m)

A light-filled dining room with patio doors leading to the garden and an open connection to the kitchen, creating a functional layout for everyday living and entertaining. An understairs cupboard provides useful additional storage, helping to keep the space organised.

### Kitchen

13' 4" x 7' 10" (4.06m x 2.39m)

A timeless kitchen featuring sage green cabinetry, a classic range cooker, an integrated wine fridge, and elegant herringbone wall tiles that add texture and visual interest. The combination creates a warm, sophisticated space with a perfect balance of traditional charm and modern functionality.

### Family Bathroom

A well-appointed family bathroom featuring a bath, separate shower, wash basin, and toilet. The room also provides access to a useful storage cupboard, offering convenient space for towels, toiletries, and household essentials.







### Bedroom One

15' 0" x 12' 4" (4.58m x 3.77m)

A spacious principal bedroom with dual windows that provide plenty of natural light. The room features original flooring and benefits from built-in wardrobes, offering excellent storage while maintaining a clean and uncluttered feel.

### Bedroom Two

9' 7" x 8' 0" (2.92m x 2.44m)

A well-proportioned bedroom with a window providing natural light, offering a comfortable and versatile space suitable as a guest room, children's bedroom, or home office.

### Bedroom Three

9' 2" x 6' 8" (2.80m x 2.04m)

A well-proportioned bedroom with a window providing natural light, offering a comfortable and versatile space suitable as a guest room, children's bedroom, or home office.

### Bathroom

A well-presented bathroom fitted with a shower, wash basin, and toilet, providing a practical and functional space for everyday use.





## Garden

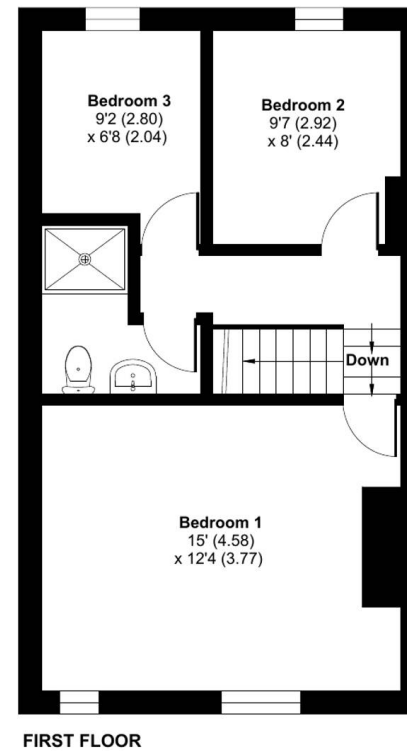
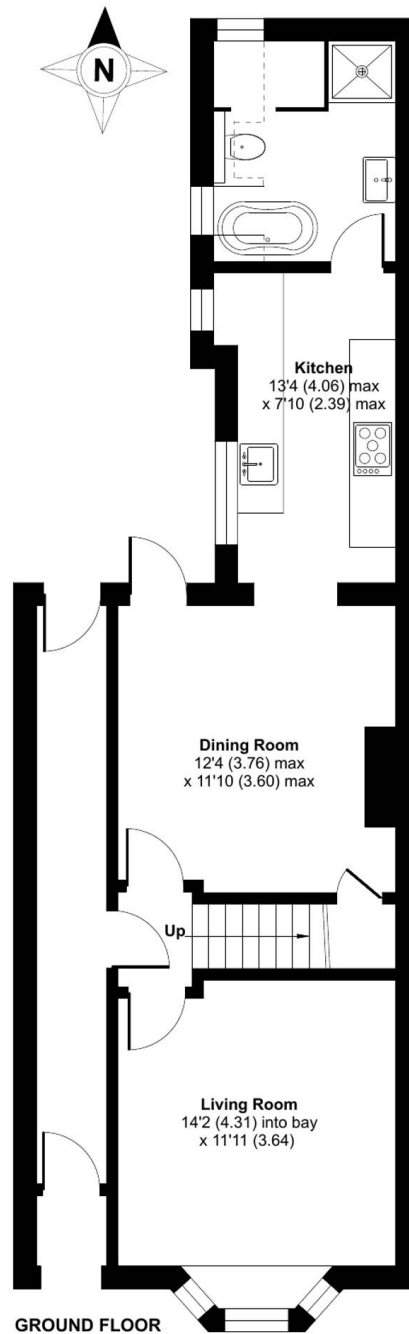
A thoughtfully landscaped garden designed for both relaxation and entertaining, featuring a decked seating area, raised planted borders, and well-defined spaces. Additional features include a log store, a dedicated fire pit/barbecue area, and a discreet bin store, combining practicality with an attractive outdoor setting.

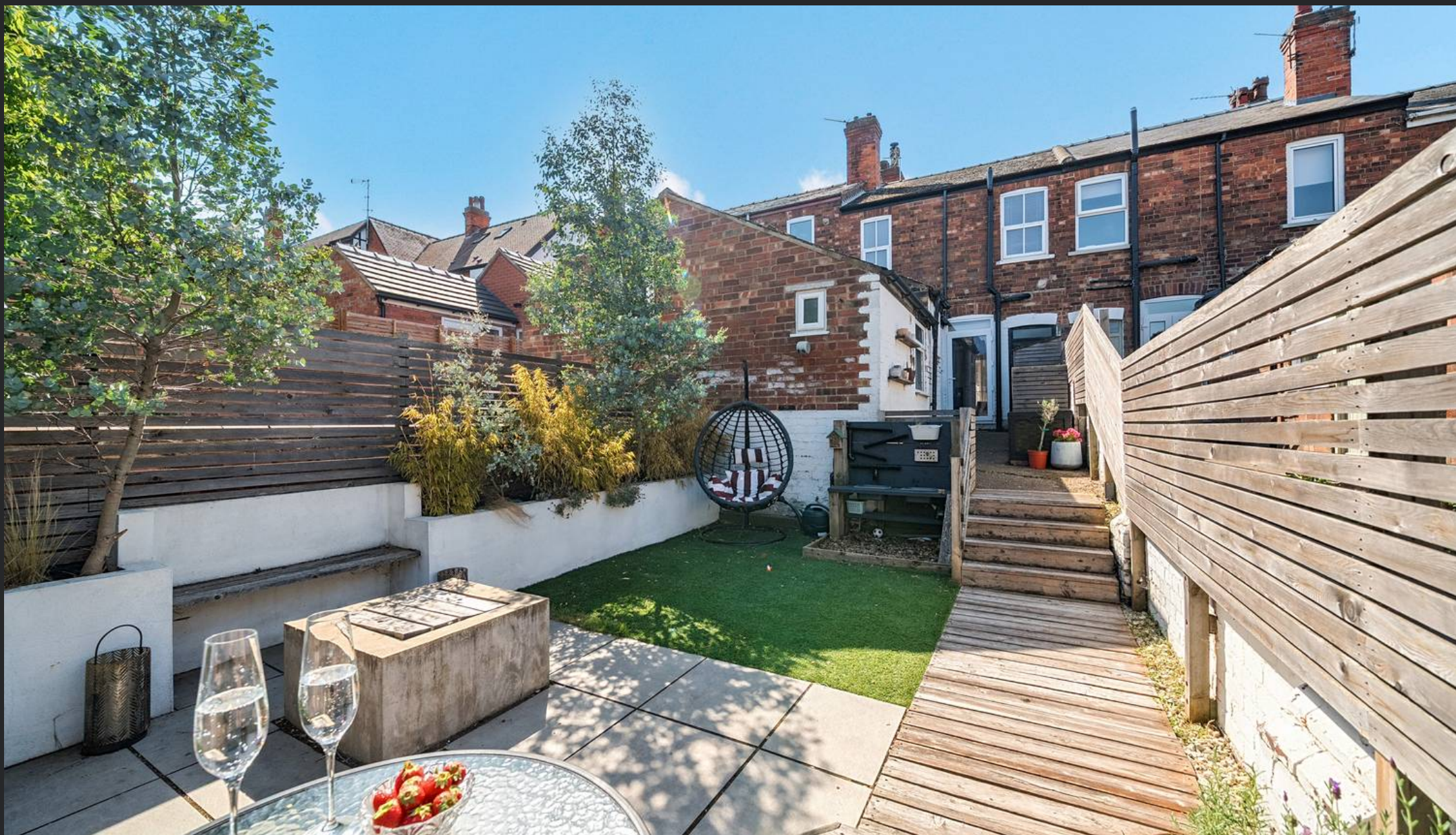


## Cecil Street, Lincoln, LN1

Approximate Area = 1053 sq ft / 97.8 sq m  
Including Limited Use Area(s) = 13 sq ft / 1.2 sq m  
Total = 1066 sq ft / 99 sq m

For identification only - Not to scale1





## Taylor Ross

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