

Harvey Street, Lincoln



£185,000

- Extended Mid Terraced House
- Two Bedrooms
- Converted Loft Room
- Open Plan Kitchen Diner
- New GCH Boiler
- Immaculate Throughout
- Tenure: Freehold
- EPC Rating C



Located in the desirable West End of Lincoln, this mid terraced house has been improved and extended to a very high specification and finish by the current vendor. The property comprises of an open plan living, kitchen and dining area, cinema room with sound proofing and wiring for speaker system, a recently upgraded bathroom and two bedrooms which are further complimented by a fully decorated loft room. Outside the contemporary decor continues with a patio and barbecue area.

The property further benefits from upvc double glazing and is gas centrally heated with a new boiler that has a 10 year warranty and insulated external walls. The property also scores an efficiency rating of C.

Entrance Hall

With the entrance door leading to the shared passageway and stairs to the first floor.

Cinema Room 10'11" x 10'11" (3.3m x 3.3m)

With window to front aspect having built in blinds, radiator and pre-wiring for surround sound speaker system.

Living Room 11'2" x 11'1" (3.4m x 3.4m)

With oak flooring, understairs storage cupboard and radiator.



Kitchen/Diner 11'1" x 9'0" (3.4m x 2.7m)

With window to rear aspect, double doors to garden, window and door having built in blinds, eye and base level units having oak block worktop over with tiled splashbacks, inset sink with instant hot water tap, integrated appliances including gas oven, gas hob, stainless steel chimney style extractor, washing machine and fridge with tiled flooring.

Landing

With stairs to the ground floor and loft room with understairs storage cupboard.

Bedroom One 11'7" x 11'0" (3.5m x 3.4m)

With window to front aspect, radiator, overstairs wardrobe.

Bedroom Two 11'2" x 7'1" (3.4m x 2.2m)

With window to rear aspect, radiator.



Bathroom 7'3" x 5'8" (2.2m x 1.7m)

With window to rear aspect, heated towel rail, curved bath with shower over, wall hung vanity unit, back to wall WC with above storage cupboard, LED mirror with walls and floor being fully tiled.

Loft Room 14'3" x 10'0" (4.3m x 3m)

With access from the Landing, velux window to rear aspect and insulated storage areas.

Outside

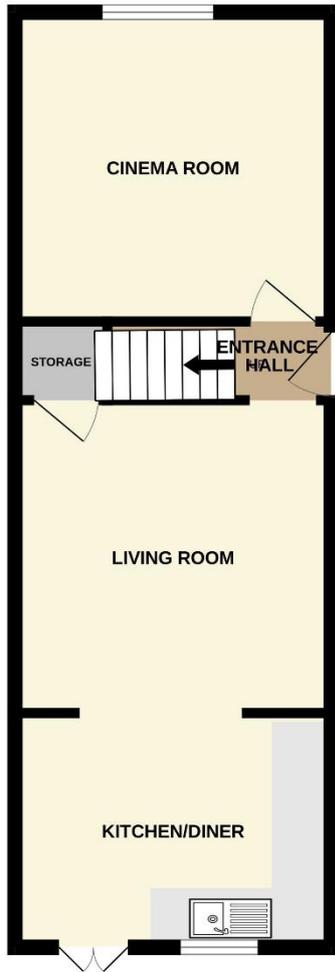
The property fronts onto the street with a shared passageway leading to the rear where there is a patio area with feature seating and barbecue. The garden is enclosed by fencing and a wall. There is an outbuilding to the rear of the patio that has lighting, sockets and has recently been reroofed (March 2026).

Agents Note

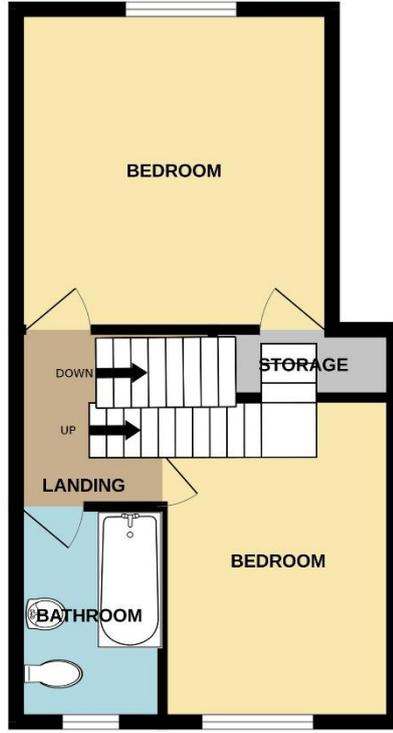
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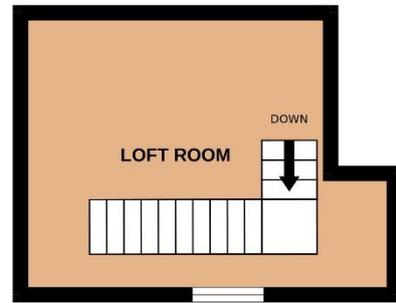
GROUND FLOOR



1ST FLOOR

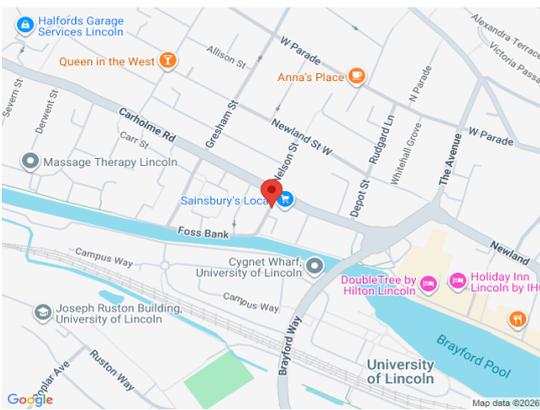


LOFT ROOM



HARVEY STREET, LINCOLN LN1 1TE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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