



Bain Street, Lincoln



3



1



1

£185,000

- Semi-Detached House
- Three Bedrooms
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Sought After Location
- Upstairs Bathroom
- Tenure: Freehold
- EPC Rating C



Well presented THREE BEDROOM Semi-Detached House located to the North of the City of Lincoln. The property has been redecorated throughout by the current owner and is being sold with NO ONWARD CHAIN. Perfectly positioned within walking distance of the local Shops, Schools and Doctors.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner and Conservatory to the ground floor. To the first floor there are Three Bedrooms, Bathroom and WC. Externally to the front of the property there is a lawned garden. To the rear of the property there is an enclosed lawned garden.

The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

External door to front aspect, stairs to first floor with storage cupboard under.

Lounge 19'9" x 11'1" (6m x 3.4m)

Window to front aspect, patio doors leading to conservatory and radiator.



Kitchen Diner 10'9" x 11'5" (3.3m x 3.5m)

Window to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob, single integral electric oven, space and plumbing for washing machine and slim line dishwasher and radiator.

Conservatory 11'0" x 10'10" (3.4m x 3.3m)

External doors to side aspect and windows to all aspects.

Landing

Window to side aspect and access to loft space.

Bedroom One 11'2" x 11'10" (3.4m x 3.6m)

Window to rear aspect and radiator.

Bedroom Two 10'11" x 8'8" (3.3m x 2.6m)

Window to rear aspect, built in wardrobe and radiator.

Bedroom Three 8'4" x 8'4" (2.5m x 2.5m)

Window to front aspect and radiator.

Shower Room 5'6" x 5'3" (1.7m x 1.6m)

Window to front aspect and fitted with walk in shower, wash hand basin and radiator.

WC 5'6" x 2'9" (1.7m x 0.8m)

Window to front aspect and fitted with low level WC.

Outside

To the front of the property there is a lawned garden with path leading to the front door and side gate. To the rear of the property there is an enclosed lawned garden.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



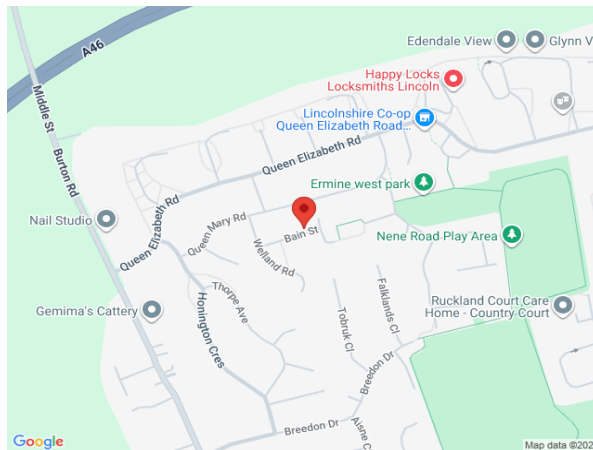
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



BAIN STREET, LINCOLN, LN1 3PH

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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.
Made with Metropix ©2026



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk