



19 Olive Street
Lincoln. LN1 3HT

BELL



19 Olive Street Lincoln

NO ONWARD CHAIN! This is a three bedroom bay fronted mid-terrace house, situated in the uphill area of the City, close to the castle and cathedral district with easy access to the city centre with its excellent range of shopping and social facilities.

The accommodation comprises, two reception rooms, utility and bathroom to ground floor; three bedrooms to first floor. Outside courtyard style garden to rear.

ACCOMMODATION

Entrance Lobby with obscure double glazed UPVC entrance door, staircase up to first floor and doors through to dining room and to:

Lounge having a pleasant northerly outlook across the street towards the neighbouring primary school; deep moulded ceiling cornice, picture rail, carpeted floor, radiator, telephone point and power points.

Dining Room having a southerly outlook over the rear of the property; built-in cupboard and drawer space to one side of chimney breast, open arch to a stairs storage area, stripped pine floorboards, radiator and power points. Door through to:

Kitchen having an easterly aspect; and a range of fitted kitchen base, drawer and wall units, work surface with single drainer stainless steel sink unit inset. Further area of work surface having an Indesit oven below, Lamona four ring gas hob inset with cooker hood above. Built-in fridge/freezer to one end. Luxury vinyl flooring, tiled splash back to fitted work surface areas, ceiling spotlight fitting and power points. uPVC obscure double glazed rear entrance door to grounds and door through to:





Utility/Lobby with fitted work surface and shelving providing room below for appropriate laundry white goods, wall mounted Ideal Logic Plus gas fired central heating boiler. Door through to:

Downstairs Bathroom having panelled bath with mermaid board style splash back, shower fitting and shower screen above, pedestal wash hand basin, low-level WC and ladderback style radiator/towel rail.

First Floor

Landing with radiator and power point.

Bedroom 3 with a view down over Olive Street and beyond over the neighbouring primary school grounds; radiator and power points.

Bedroom 2 with view down over Olive Street, radiator and power points.

Bedroom 1 having a southerly outlook down over the rear of the property; chimney breast with attractive cast-iron moulded period fireplace surround and grate, built in clothes closet to one corner, radiator and power points.

OUTSIDE

There is a passageway in the terrace which provides access through to the rear good size courtyard garden having a favourable southerly aspect and a large area of paved patio. To the rear there is a traditional and very useful storage shed and outside water tap.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

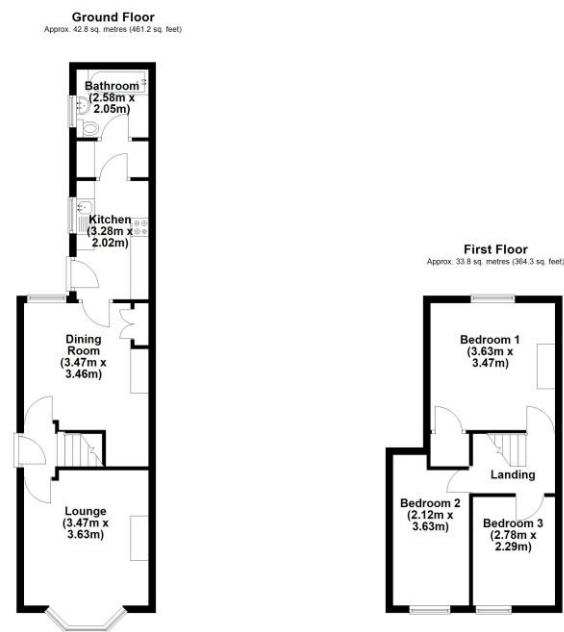
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