



16 Vine Street
Lincoln

BROWN & CO



16 Vine Street, Lincoln, LN2 5HZ

A traditional bay-fronted mid-terrace property, ideally positioned within easy reach of Lincoln's City Centre and offered for sale with no onward chain.

The accommodation is well laid out and comprises an entrance hall, a bay-fronted living room, separate dining room, fitted kitchen and a ground-floor bathroom. To the first floor are three well-proportioned bedrooms, providing comfortable space for families or professionals alike.

Externally, the property benefits from a private passageway leading to a low-maintenance, enclosed rear garden, ideal for outdoor seating and entertaining.

An excellent opportunity for first-time buyers, investors or those seeking convenient city living.



ACCOMMODATION

Ground Floor - Entrance Hall

Entrance door, stairs rising to first floor, under stairs storage cupboard.

Living Room

Bay window to front, fireplace, radiator.

Dining Room

Double glazed window to rear, radiator.

Kitchen

Double glazed windows to side, entrance door leading to rear garden, stainless steel drainer sink, worktops, base and eye level storage units, space for cooker, washing machine and tumble dryer, radiator.

Bathroom

Double glazed window to side, WC, vanity wash basin, bath with wall mounted shower unit over, shower rail and curtain.

First Floor Landing

Storage cupboard

Bedroom One

Double glazed windows to front, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Outside

The property is accessed by a private passageway which leads to the side entrance door and to the rear garden. The rear garden is part paved and part artificial lawn with an external store.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band A

MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

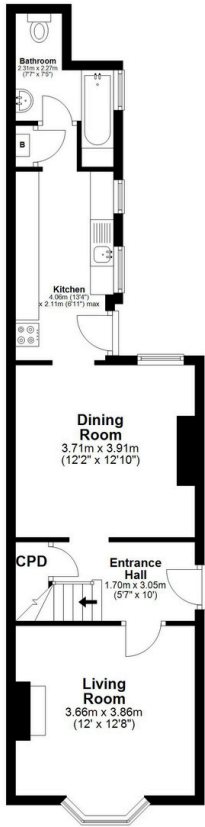
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

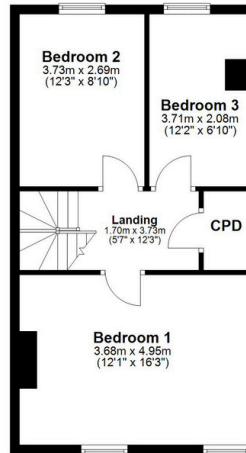
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT - James Drabble - lincolnresidential@brown-co.com

Ground Floor
Approx. 50.6 sq. metres (544.6 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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16 Vine Street, Lincoln

4/13/26, 9:57 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
16 VINE STREET LINCOLN LN2 5HZ	Energy rating D	Valid until: 31 July 2035 Certificate number: 9600-1499-0922-7006-3853

Property type: Mid-terrace house
Total floor area: 99 square metres

Rules on letting this property

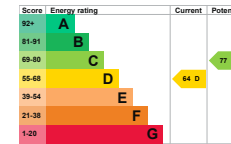
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9600-1499-0922-7006-3853/printtrue>

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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