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88 Sincil Bank, Lincoln, LN5 7TQ



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Asking Price: £150,000



Stylish and recently renovated three-bedroom terraced home, ideally positioned just off Lincoln's High Street. Offering a bay-fronted lounge, separate dining room, modern kitchen diner, and a contemporary bathroom, this property is perfect for first-time buyers or investors seeking a ready-to-move-into home within walking distance of the city centre and local amenities.

Key Features

- Three well-proportioned bedrooms
- Recently renovated throughout
- Modern fitted kitchen with dining space
- Contemporary family bathroom
- Bay-fronted lounge
- Separate dining room
- EPC rating D
- Tenure: Freehold



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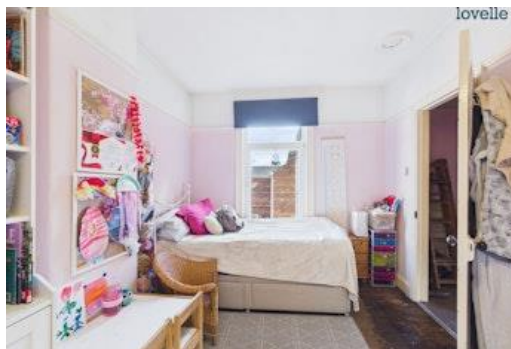
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Introduction

Situated in a popular residential area just off Lincoln's vibrant High Street, this well-presented three-bedroom terraced home offers spacious and modern living accommodation, making it an ideal purchase for first-time buyers or investors alike.

The property has undergone improvements within the last two years, including a stylish refitted kitchen, contemporary family bathroom, and redecoration of the lounge, creating a home that is ready to move straight into.

Internally, the ground floor comprises a welcoming entrance hallway leading through to a bright and airy lounge, enhanced by a bay window allowing for plenty of natural light. A separate dining room provides a versatile space for entertaining or family dining and flows seamlessly into the modern fitted kitchen, which offers a range of wall and base units, ample worktop space, and room for additional dining.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation, alongside a recently updated family bathroom fitted with a modern suite including bath with shower over. Externally, the property benefits from a low-maintenance enclosed courtyard to the rear, ideal for outdoor seating and entertaining.

Positioned within easy reach of a wide range of local amenities, shops, and transport links, as well as being within proximity to Lincoln City Centre, this property offers both convenience and lifestyle appeal. Early viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hallway

0.91m x 3.87m (3'0" x 12'8")

Accessed via the front entrance, providing access to the ground floor accommodation and stairs rising to the first floor.

Lounge

3.6m x 3.67m (11'10" x 12'0")

A bright and inviting bay-fronted living space, recently redecorated to a modern standard, offering a comfortable area for relaxation.

Dining Room

3.59m x 4.79m (11'10" x 15'8")

A well-proportioned and versatile space, ideal for formal dining or additional living space, with access through to the kitchen.

Kitchen Diner

2.62m x 6.18m (8'7" x 20'4")

Recently refitted with a range of modern wall and base units, complemented by ample worktop space. There is room for informal dining, with windows allowing for plenty of natural light and access to the rear courtyard.

Landing

0.9m x 3.77m (3'0" x 12'5")

Providing access to all first-floor rooms.

Bedroom One

4.65m x 3.74m (15'4" x 12'4")

A spacious double bedroom positioned to the front aspect, offering ample space for furnishings.

Bedroom Two

2.72m x 3.76m (8'11" x 12'4")

A further good-sized double bedroom overlooking the rear of the property.

Bedroom Three

2.58m x 2.67m (8'6" x 8'10")

A well-proportioned single bedroom, ideal as a nursery, guest room, or home office.

Family Bathroom

1.5m x 2.8m (4'11" x 9'2")

Recently updated and fitted with a contemporary suite comprising a bath with shower over, wash hand basin, and WC.

Outside

The rear, there is a low-maintenance enclosed courtyard, ideal for outdoor seating and entertaining.

Agent Notes

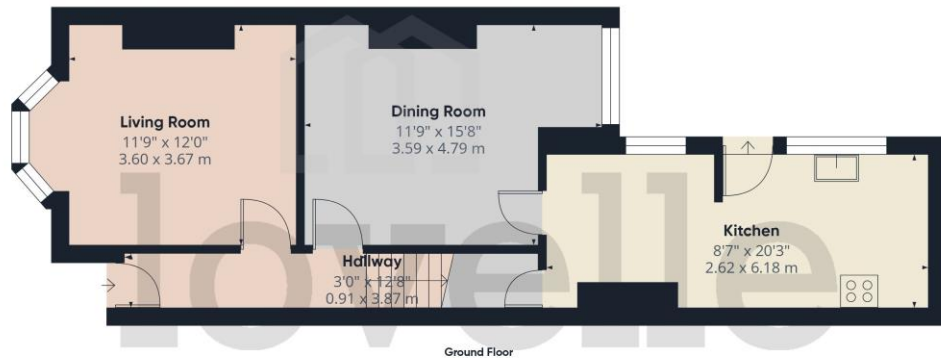
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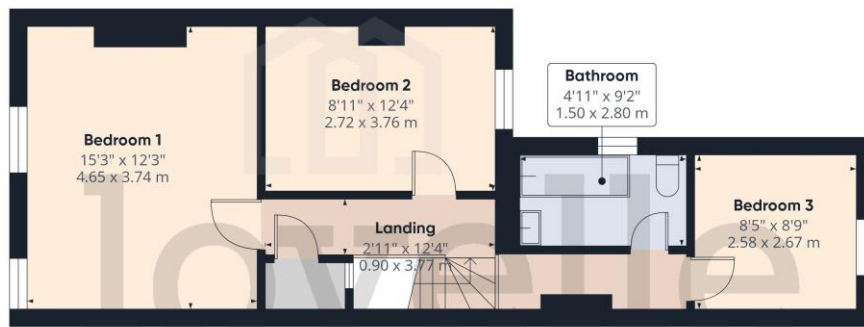
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Ground Floor



Floor 1

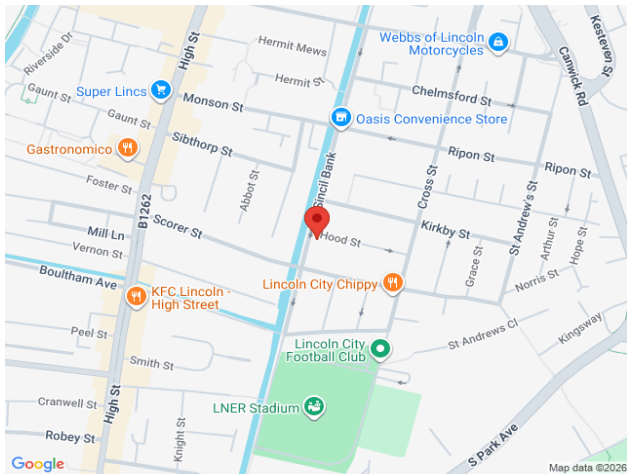


Approximate total area⁽¹⁾
1036 ft²
96.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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