



**Sibthorp Street, Lincoln LN5 7SL**

**welcome to**

## **Sibthorp Street, Lincoln**

**\*\*ATTENTION INVESTORS\*\*** This three bedroom town house is located within a popular and well serviced location. Boasting no onward chain, double bedrooms, downstairs wc, two reception rooms and local access to a range of amenities.

### **Entrance Hall**

With original stained glass door, stairs rising to first floor and electric storage heater.

### **Lounge**

With bay window, feature open fireplace with tile hearth and surround, electric storage heater, coving to the ceiling and picture rail.

### **Dining Room**

With window to the rear, fireplace with inset gas fire (not tested/used), coving to the ceiling and picture rail.

### **Kitchen**

With window to the side, half glazed door to rear garden, fireplace with inset gas fire, a range of wall and base units with work surfaces, stainless steel sink and drainer, built in cupboards, under stairs cupboard and door to:-

### **Rear Lobby**

With half glazed door to the side, walk in pantry with shelf and quarry tile flooring, door to:-

### **Utility Room**

With three windows to the side, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer, electric storage heater and internal doors to wc and storage room.

### **First Floor Landing**

With loft access point and electric storage heater.

### **Bedroom One**

With two windows to the front and storage heater.

### **Bedroom Two**

With feature sash window to the rear and electric

storage heater.

### **Bedroom Three**

With window to the rear.

### **Bathroom**

With obscured window to the side, bath with wall mounted shower fitted over, wc, wash hand basin, tiling to the walls, wall mounted electric heater and wall mounted cupboard.

### **Outside**

Property benefits from a wall enclosed area of hardstanding to the rear with gated rear access and lean-to storage.

### **Conditions Of Sale**

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

### **Note**

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat)



payable on the fall of the hammer.  
Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



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## Sibthorp Street, Lincoln

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- REQUIRING MODERNISATION
- FANTASTIC INVESTMENT OPPORTUNITY
- AUCTION DATE: TUESDAY 14th APRIL 2026

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£100,000**



Total floor area 114.4 m<sup>2</sup> (1,231 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LCR123587 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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