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25 Sherbrooke Street, Lincoln, LN2 5QA



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property it must be

  
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Asking Price: £140,000



Three Bedroom Home with Huge Potential. Spacious Living & Dining Rooms plus Separate Kitchen. Generous Rear Garden with Brick Outbuilding. Ideal Project Opportunity - Great Location Close to Amenities.

### Key Features

- Mid terrace house
- In need of modernisation
- 2 reception rooms
- Kitchen, 3 bedrooms
- Ideal investment opportunity
- Bathroom off master bedroom
- Enclosed rear garden
- EPC rating F
- Tenure: Freehold
- Council tax band: A



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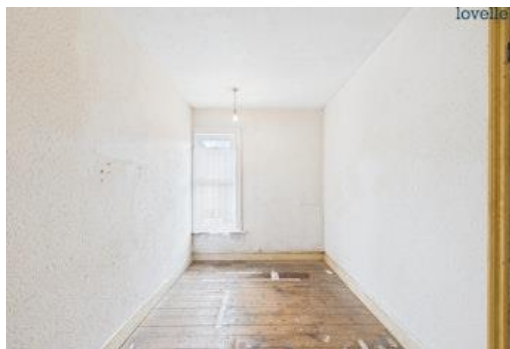
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## Entrance Hall

Positioned within a well-established residential area just to the east of Lincoln City Centre, this traditional mid terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation is well proportioned throughout and follows a classic layout, with an entrance hallway leading into a front facing living room featuring built in storage and a pleasant outlook to the front. To the rear, a separate dining room provides a versatile second reception space, ideal for everyday living or entertaining, with access through to the kitchen. The kitchen is fitted with a range of units and offers clear scope for improvement, making it ideal for those looking to modernise to their own taste.

To the first floor, there are three bedrooms comprising two well sized doubles and a third single room, suitable for use as a bedroom, office or dressing room. The bathroom is accessed from the main bedroom and currently offers a three-piece suite, presenting further opportunity for reconfiguration or upgrading. Externally, the property benefits from an enclosed rear garden, predominantly laid to planting with a variety of established greenery and plenty of potential to be landscaped into an attractive outdoor space. To the front, the property is positioned along a traditional terrace street with on street parking available.

The property requires a programme of refurbishment throughout, but represents a fantastic opportunity for first time buyers, investors or those seeking a project in a consistently popular and convenient location, within easy reach of Lincoln City Centre, local amenities and transport links. Offered with no onward chain, early viewing is highly recommended.

## Entrance Hall

Side entrance door and stairs leading to the first-floor landing.

## Living Room

3.44m x 3.4m (11'4" x 11'2")

A well-proportioned front facing living room offering a generous main reception space, centred around a feature fireplace with decorative surround. The room benefits from a large window allowing for plenty of natural light, while built in storage and shelving are incorporated along one wall. The space offers good flexibility for layout, with ample room for seating and furnishings, and presents an excellent opportunity for modernisation and personalisation.

## Dining Room

4.68m x 3.47m (15'5" x 11'5")

A spacious and versatile dining room positioned to the rear of the property, offering a generous second reception space. The room features a fireplace with decorative surround and built in storage, adding character and practicality. A large window allows for good natural light, while a doorway provides direct access through to the kitchen. The space comfortably accommodates a dining table and additional furnishings, with clear potential for modernisation to create an open and sociable dining environment.

## Kitchen

3.1m x 2.04m (10'2" x 6'8")

A fitted kitchen with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The space incorporates an integrated oven with hob and extractor, along with space and plumbing for additional appliances. A window to the side aspect provides natural light, while the layout offers practical storage and workspace. Positioned just off the dining room, the kitchen presents a functional layout with scope for further updating to suit modern tastes.

## Landing

2.29m x 1m (7'6" x 3'4")

With access to the roof space.

## Bedroom 1

3.72m x 3.46m (12'2" x 11'5")

A generous double bedroom offering a well-proportioned layout with ample space for furnishings. The room benefits from a window to the rear aspect, allowing for natural light, and includes fitted wardrobes providing useful built-in storage. An adjoining door leads through to the ensuite, adding convenience and practicality. While the room would benefit from modernisation, it presents a great opportunity to create a comfortable and stylish principal bedroom.

## Bedroom 2

3.85m x 2.15m (12'7" x 7'1")

A second bedroom of a narrower layout, offering versatility as a single bedroom, home office or dressing room. The room features a window to the rear aspect providing natural light, along with a radiator.

## Bedroom 3

2.55m x 2.34m (8'5" x 7'8")

A well-proportioned third bedroom, ideal for use as a guest room, home office or nursery. The room features a window to the rear aspect allowing for natural light, along with a radiator and fitted shelving providing useful storage.

## Bathroom

2.26m x 2.1m (7'5" x 6'11")

A first-floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low level WC and pedestal wash hand basin. The room benefits from a window to the side aspect providing natural light and ventilation. Currently in a dated condition, the space offers clear potential for modernisation to suit individual tastes.

## Outside

### Enclosed Garden

The rear garden is of a good size and offers a private outdoor space with plenty of potential. Currently arranged with a mix of planted borders, shrubs and paved sections, the garden would benefit from some general tidying and landscaping to fully realise its potential. To the rear, there is a useful brick-built outbuilding providing additional storage.

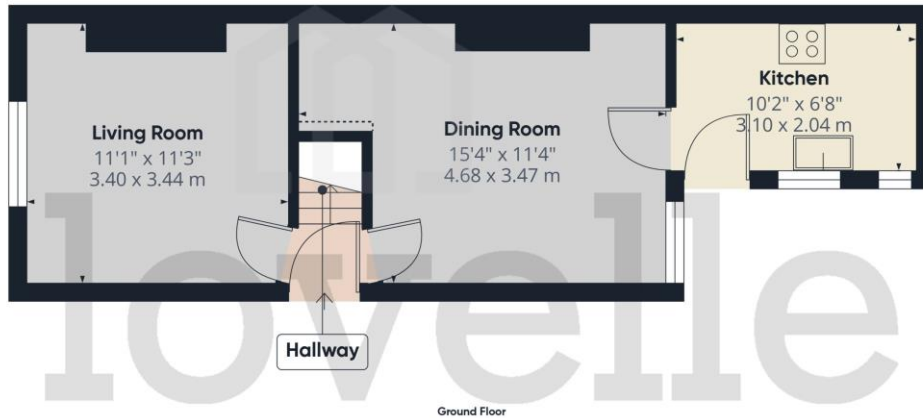
## Agent Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



**Approximate total area<sup>(1)</sup>**  
 717 ft<sup>2</sup>  
 66.5 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	27 F	
1-20	G		

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