



Chelmsford Street , Lincoln



**£130,000**

- Semi Detached House
- Two Bedrooms and Dressing Room
- Two Reception Rooms
- No Onward Chain
- Well Presented Throughout
- City Centre Location
- Tenure: Freehold
- EPC Rating D



Well presented Two Bedroom Semi Detached House located in the heart of Sincil Bank. Perfectly positioned within walking distance of the local shops, schools and other local amenities. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room and Bathroom to the ground floor. To the first floor there are Two Doubles with Dressing Room to the main. Externally to the rear of the property there is an enclosed lawned garden with patio area.

### Entrance Hall

With stairs to first floor.

### Lounge 11'5" x 11'5" (3.5m x 3.5m)

With UPVC double glazed window to the front aspect, built in storage and a radiator.

### Dining Room 12'5" x 11'5" (3.8m x 3.5m)

With built in storage and radiator.



### Sun Room 7'0" x 6'0" (2.1m x 1.8m)

With window to the side aspect and double doors providing access to the rear garden.

### Kitchen 7'0" x 6'4" (2.1m x 1.9m)

With window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer and integrated oven with electric hob.

### Bathroom

With window to the side aspect, low level WC, wash hand basin, shower and radiator.

### Bedroom One 12'5" x 11'5" (3.8m x 3.5m)

With window to the rear aspect, dressing room and radiator.

### Dressing Room 7'0" x 6'0" (2.1m x 1.8m)

With window to side aspect and radiator.

### Bedroom Two 12'5" x 11'5" (3.8m x 3.5m)

With window to the front aspect and radiator.

### Outside

With patio area leading to lawned garden and shed.

### Agents Note

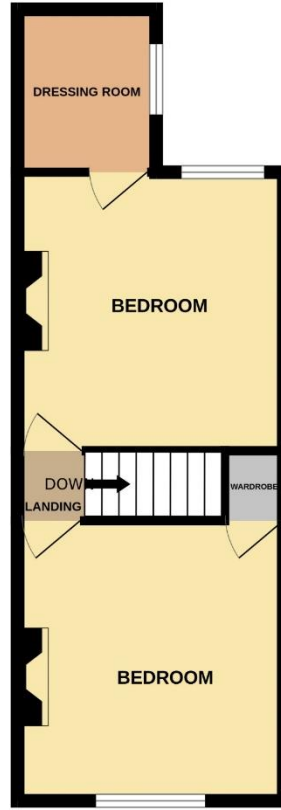
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GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



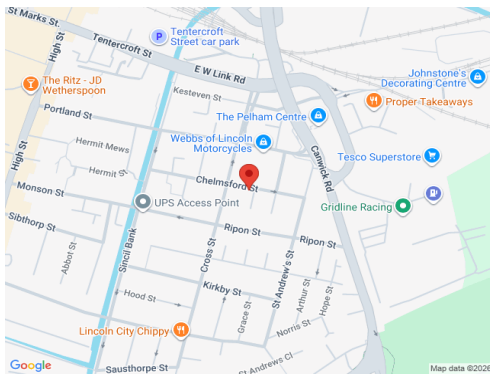
1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



CHELMSFORD STREET, LINCOLN LN5 7NA

TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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