



Spital Street, Lincoln, LN1 3EG

welcome to
Spital Street, Lincoln

Early viewing is essential for this well presented terraced home located in a sought after and well serviced uphill location near to Lincoln City Centre. This property boasts two well proportioned bedrooms, an enclosed rear courtyard, modern fitted kitchen and local access to a wealth of amenities.



Lounge

12' x 11' 1" (3.66m x 3.38m)

Double glazed window to front, double glazed door to front and radiator to wall.

Kitchen

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to rear, double glazed door to rear, kitchen comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan, electric oven and plumbing for washing machine.

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to front, Victorian fireplace and radiator to wall.

Bedroom Two

11' 9" x 7' (3.58m x 2.13m)

Double glazed window to rear, radiator to wall and built in storage cupboard.

Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail and extractor fan to wall.

Rear Garden

Small low maintenance rear garden with brick built shed for storage.



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welcome to Spital Street, Lincoln

- WELL PRESENTED TERRACED HOME
- ATTENTION INVESTORS & FIRST TIME BUYERS
- POPULAR UPHILL LOCATION NEAR TO LINCOLN CITY CENTRE
- ENCLOSED COURTYARD
- TWO WELL-PROPORTIONED BEDROOMS

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

offers in the region of
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR118781 - 0003

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