



Sherbrooke Street, Lincoln



£140,000

- End Of Terrace House
- Sought After Location
- NO ONWARD CHAIN
- Virtual Viewing Available
- Three Bedrooms
- Driveway & Garage
- Freehold
- EPC Rating D



Situated in the heart of Lincoln on the popular Sherbrooke Street, this spacious three bedroom end of terrace house offers generous living accommodation and a convenient location, making it ideal for families, first-time buyers and investors alike.

Perfectly positioned within easy reach of a wide range of local amenities, including shops, supermarkets, schools, cafes, restaurants and public transport links. The property also benefits from convenient access to Lincoln city centre and its excellent selection of shopping, leisure and entertainment facilities.

The accommodation on offer comprises Porch, Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Three Bedrooms and a Shower Room. Externally the property offers Patio Area, Driveway and Garage.

Porch

With the entrance door and window to the front aspect.

Hall

With stairs rising to the first floor.

Lounge

13'11" x 12'

With windows to the front and side aspects and a radiator.



Dining Room

15'10" x 13'11"

With a window to the front aspect and a radiator.

Kitchen

10'8" x 7'10"

With a window and door to the side aspect, fitted with a range of base and eye level units with wooden work surfaces and Belfast sink.

Bedroom One

12'8" x 11'11"

With windows to the front and side aspects and a radiator.

Bedroom Two

10' x 9'10"

With windows to the front and side aspects and a radiator.

Bedroom Three

10'8" x 7'10"

With a window to the side aspect and a radiator.

Shower Room

6'2" x 6'0" (1.9m x 1.8m)

With a window to the front aspect, radiator, wash hand basin, low level wc and shower.

Outside

There are enclosed paved areas to the front of the property with adjacent driveway and garage.

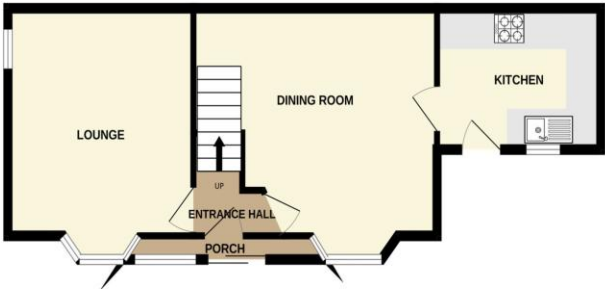
Agents Note

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Floorplan

GROUND FLOOR



1ST FLOOR



SHERBROOKE STREET, LN2 5QA

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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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