



- Former Three Bedrooms Now Two Bedrooms
- Bay Fronted Terrace House
- Boiler Installed 2025
- Sold With No Onward Chain

- Roof Replaced Three Years Ago
- Four Piece Bathroom Suite
- Established Residential Area
- Separate Utility Area

Kirkby Street, Sincil Bank, LN5 7TT
£145,000





Starkey&Brown are delighted to offer for sale this spacious and well-presented two-bedroom mid-terraced property, ideally positioned on Kirkby Street within a popular residential area of Lincoln. Being sold with the highly desirable benefit of no onward chain, this property would make an excellent purchase for first-time buyers, investors or those looking to be conveniently positioned close to Lincoln city centre. The property offers an entrance leading into a bay-fronted reception room to the front aspect, providing a bright and comfortable principal living space. A second reception room is currently utilised as a dining room, creating an excellent additional area for entertaining or family living. There is also a fitted kitchen, together with a useful separate brick-built utility room positioned to the side, providing valuable additional storage and workspace. The ground floor further benefits from two separate bathroom facilities. There is a shower room comprising a shower and WC, whilst a separate bathroom provides a bath and WC, effectively giving the property the convenience of a four-piece bathroom arrangement split across two rooms. To the first floor are two generous double bedrooms. Bedroom one was originally divided to create two separate bedrooms, and the current owners have thoughtfully retained the original doorways, with the partition wall currently removed. This means the room could potentially be converted back into two bedrooms. Externally, the property benefits from a small courtyard garden with a useful outbuilding, providing additional storage. Nearby on-street parking is available. Further benefits include gas central heating with a new boiler installed in 2025, and a new roof added approximately 3 years ago Kirkby Street is ideally positioned for those wanting to enjoy the convenience of city living, with Lincoln city centre within easy reach. The surrounding area offers a wide range of local amenities including shops, supermarkets, schools, restaurants and everyday services. The property is also well placed for access to public transport links, making it particularly appealing to commuters. Council tax band: A. Freehold.



uPVC composite door leading to:

Hall

Staircase to the first floor and access to:

Living Room

12' 11" x 11' 4" (3.93m x 3.45m)

Having a uPVC bay window to the front aspect, carpeted, a radiator, and a coved ceiling.

Dining Room

12' 2" x 11' 4" (3.71m x 3.45m)

Having a uPVC double-glazed window to the rear aspect, a radiator, an understairs storage cupboard housing the fuse box and meters, and an above storage. Open access into:

Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)

Having a range of matching wall and base units with countertops, stainless steel sink with mixer tap, freestanding electric oven with 4-ring electric hob and an overhead extractor fan, tiled splashback, laminate flooring, a uPVC double-glazed window to the side aspect, space and plumbing for a dishwasher and a fridge freezer. Leading to:

Utility Room

10' 5" x 6' 6" (3.17m x 1.98m)

Brick construction, space and plumbing for utility appliances, tiled flooring, side access and access to the rear.

Shower Room

Two-piece suite comprising a wash hand basin, a shower cubicle, a frosted double-glazed window to the side aspect, two chrome towel rails, an extractor fan, and tiled walls.

Bathroom

Two-piece suite comprising a panelled bath, a low-level WC, a frosted double-glazed window to the side aspect, and tiled walls.

First Floor Landing

Carpeted and a stud wall (blocked-off door can create bedroom 3). Access to:

Bedroom 1

14' 10" x 11' 6" (4.52m x 3.50m)

Former two bedrooms. Two double-glazed windows to the front aspect, carpeted, two radiators, and two light fittings.

Bedroom 2

12' 3" x 10' 0" (3.73m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, boiler cupboard (installed 2025), and an overstairs storage cupboard.

Outside Front

Access to shared alleyway.

Outside Rear

Concrete courtyard and a fenced surround. Access to the outbuilding (currently used for storage) and an outside WC.

Agents Note

Originally designed as a three-bedroom home, the property has been thoughtfully reconfigured to provide two generous double bedrooms, whilst retaining the ability to reinstate the third bedroom if required.





GROUND FLOOR
688 sq ft (63.7 sq m) approx

1ST FLOOR
322 sq ft (29.9 sq m) approx



TOTAL FLOOR AREA: 688 sq ft (63.7 sq m) approx
 Details given are for information only and do not constitute an offer. Measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details with the vendor. All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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