



- No Onward Chain
- Period Terraced House
- Three Double Bedrooms
- Immaculate Condition Throughout
- Two Reception Rooms
- Modern Kitchen, Utility & WC
- Second Floor Four-Piece Bathroom
- Landscaped Rear Garden

Abbot Street, High Street, LN5 7SN
£185,000





We are delighted to bring to the market this beautiful period terraced house located on Abbot Street in Lincoln city centre. Offered for sale with no onward chain, this property is presented in immaculate condition throughout, having been renovated to a high standard that blends traditional character with modern convenience. It represents an exceptional opportunity for buyers looking for a home that is ready for immediate occupation within walking distance of the centre of the historic city of Lincoln. Upon entering the property, you are greeted by a generous layout that extends to over 1,000 Sq Ft of living accommodation. The layout features a formal lounge with bay window and formal dining room which opens into a modern kitchen, offering flexibility for family life and entertaining. The home provides a comfortable and inviting space over 3 floors with the upper floors offering a private retreat. Beyond the reception rooms lies a sleek, modern kitchen, fully fitted with contemporary units and leading onto a utility space and downstairs WC. The sleeping accommodation is generously arranged over the upper two floors with The first floor landing provides access to two spacious double bedrooms, both finished with the same attention to detail and neutral décor found throughout the rest of the home. Stairs rise to the second floor, which houses the third double bedroom, offering a quiet retreat away from the main household. This floor is also home to the property's standout feature: an impressive four-piece family bathroom. Far larger than the standard provisions usually found in terraced homes, this impressive suite includes both a bathtub and a separate walk-in shower cubicle, creating a relaxing environment. Externally, the property benefits from a landscaped rear garden. This private outdoor space has been designed for low maintenance while providing an attractive setting for al fresco dining and relaxation. Situated in a convenient location, the property is within easy walking distance of Lincoln High Street, the City Centre, and the Train Station, making it an ideal base for commuters and those wanting to enjoy the attractions of the city living in Lincoln. Viewing is essential to appreciate the size and finish of this turnkey home. Council tax band: A. Freehold.



Lounge

10' 11" x 12' 6" plus bay window (3.32m x 3.81m)

Having a composite front door entry to the front aspect with an obscured window and panel over, a uPVC double-glazed bay window to the front aspect, a radiator, wood-effect laminate flooring, a coved ceiling, skirting board, 2 radiators, a decorative fireplace with a pattern inset, power points, and TV aerial points.

Dining Room

11' 9" x 12' 5" (3.58m x 3.78m)

Having a uPVC double-glazed window to the rear aspect, a radiator, wood-effect laminate flooring, and access to an understairs storage cupboard housing a consumer unit, utility meter, and TV amplifier control hub.

Kitchen

10' 11" x 6' 6" (3.32m x 1.98m)

Having stone-effect tiled flooring, a range of modern base and eye-level units with slow-close finish, counter worktops with integrated oven, hob and AEG extractor over, stainless steel sink and drainer unit, integrated dishwasher, metro tile surround and an integrated fridge freezer. Access to:

Utility Room

4' 9" min x 6' 4" (1.45m x 1.93m)

Having a wall-mounted Vokera Excel 25 combination boiler, 2 uPVC double-glazed windows and a wood-framed single-panel window, a radiator, stone-effect tiled flooring and a consumer unit. Access to:

Downstairs WC

5' 2" x 2' 10" (1.57m x 0.86m)

Having a low-level WC and wood-effect vinyl flooring.

First Floor Landing

Bedroom 1

12' 5" x 10' 11" (3.78m x 3.32m)

Having a uPVC double-glazed window to the front aspect, and a radiator.

Bedroom 2

12' 5" x 9' 1" (3.78m x 2.77m)

Having a uPVC double-glazed window to the rear aspect, a radiator, an internal window, and a vaulted Skylight.

Second Floor Landing

Bedroom 3

12' 5" x 11' 0" (3.78m x 3.35m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bathroom

12' 5" x 9' 7" max into shower (3.78m x 2.92m)

Four-piece suite comprising a large walk-in shower with a classical rainfall shower and a handheld shower, an extractor unit, a feature tiled surround, a panelled bath, a chrome heated hand towel rail, a pedestal hand wash basin unit with tiled splashback, a Velux window, and wood-effect vinyl flooring.

Outside Rear

Enclosed garden with walled and fenced perimeters, a low-maintenance arrangement giving access to an alley for the rear and bin access, and a timber decking area.

Outside Front

Dwarfed walled perimeter with access to the front door entry.





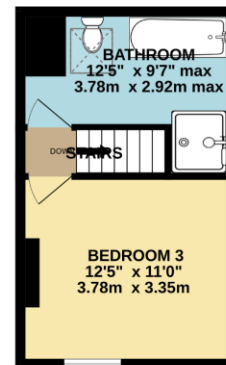
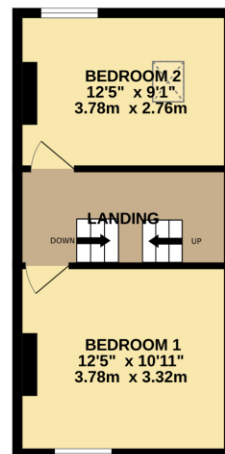
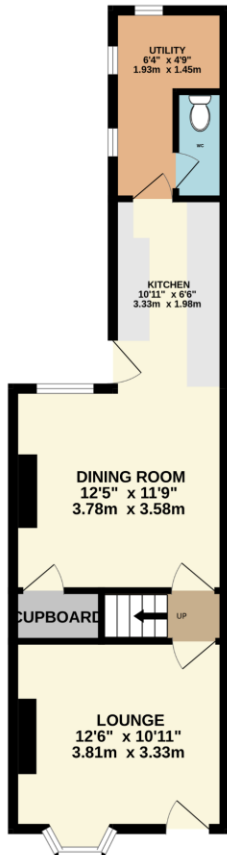
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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