



**St. Nicholas Street, Lincoln LN1 3EQ**

**welcome to**

**St. Nicholas Street, Lincoln**

Early viewing is essential for this beautifully presented and modern three bedroom home situated within the ever popular uphill Lincoln area. Boasting a low maintenance rear garden, well-proportioned bedrooms, two reception rooms and a convenient utility/wc.



Situated within the sought after uphill Lincoln area and near to Lincoln City Centre is this three bedroom terraced home, enjoying local access to a wide range of amenities including shops, eateries, parks and public houses as well as transport links and schooling.

The property in brief comprises: entrance hall, lounge with feature fireplace, dining room, modern fitted kitchen/breakfast room, utility room/wc, three well proportioned bedrooms and a family bathroom. Outside, this property benefits from a wall enclosed rear garden with a patio area ideal for seating and an area of artificial lawn. Early internal viewing is strongly recommended to appreciate this property in full.

## **Important Notice**

### **Entrance Hall**

### **Lounge**

### **Dining Room**

### **Kitchen / Breakfast Room**

### **Utility / Wc**

### **First Floor Landing**

### **Bedroom Two**

### **Bedroom Three**

### **Second Floor Bedroom One**

### **Outside**



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welcome to

## St. Nicholas Street, Lincoln

- WELL PRESENTED TERRACED HOME
- MODERN ACCOMMODATION THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM & UTILITY/WC
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR124224 - 0002

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