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23

Sherbrooke Street  
Lincoln

MOUNT & MINSTER



# Sherbrooke Street

## Lincoln

• \*\*\*\* REDUCED \*\*\*\*

- Well presented terrace house
- 2 bedrooms and attic room
- Large lounge / dining room
- Courtyard style garden
- Close to local amenities and transportation links
- Viewing Advised

### INTRODUCTION

\*\*\*recently reduced, don't miss this\*\*\* A two bedroom freshly decorated with neutral decor terrace house spread across three floors located close to Lincoln city centre, the Historic Quarter and Lincoln Hospital. The internal accommodation comprises: Lounge Diner, Kitchen, Two Bedrooms, Bathroom and Attic Room. Outside there is a rear courtyard.

### LOCATION

The property is conveniently located near Lincoln Hospital, Lincoln City Centre and the Historic Quarter. There are many amenities on your doorstep on Monks Road.

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. In the north of the city is the historic bailgate area, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

### ACCOMMODATION

#### Lounge Diner

**8.26m x 3.46m (27'1" x 11'4" )**

Neutral decor, freshly decorated and carpeted; 2 x uPVC windows, 2 x radiators, storage cupboard, built in cupboard, decorative gas fire with surround, corner shelf, wall mounted mirror, 2 curtain poles, TV cable through wall







### **Kitchen**

**5.12m x 2.07m (16'9" x 6'9")**

Freshly decorated 2 x uPVC windows, 2 x external doors, a range mid wood fronted cupboards/drawers with black/grey Formica worktop, 1 and 1/2 bowl sink, cooker hood, range cooker, three recess areas, two under counter and one tall, extractor and wall mounted heater

### **Bedroom One (front)**

**3.85m x 3.1m (12'7" x 10'2" )**

2 x uPVC window, borrowed light window to hall, neutral decor and carpet; 3 curtain poles

### **Bedroom Two (rear)**

**3.7 x 2.4m (12'1" x 7'10")**

uPVC window, neutral decor, carpet to floor, radiator, open cupboard with hanging rails, 2 x curtain poles

### **Bathroom**

Three piece suite comprising of half pedestal washbasin, toilet, bath with shower over and shower screen, gas boiler, two built in cupboards, extractor, heated towel rail, wall mounted mirror

### **Stairs/landings**

Neutral decor, new carpet to floor, under stairs cupboard, radiator, smoke detector to each floor

### **Attic Room**

**3.66m x 3.48m (12'0" x 11'5" )**

Not to be used as a bedroom; skylight, under eaves storage. carpet to floor, electric sockets and ceiling light

### **Outside**

Rear courtyard, low level brick wall surround, shed, gate giving access to shared passage, outside tap and wall mounted lights

### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: D

### **COUNCIL TAX BAND**

Council Tax Band: A

### **VIEWINGS**

By prior arrangement with the Sole Agents (01522 716204).

### **PARTICULARS**

Drafted following clients' instruction of October 2021.

### **ADDITIONAL INFORMATION**

For further details, please contact Megan Boulter at Mount & Minster:


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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