



**Olive Street, Lincoln**

**£260,000**

  
**MARTIN&CO**



Olive Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

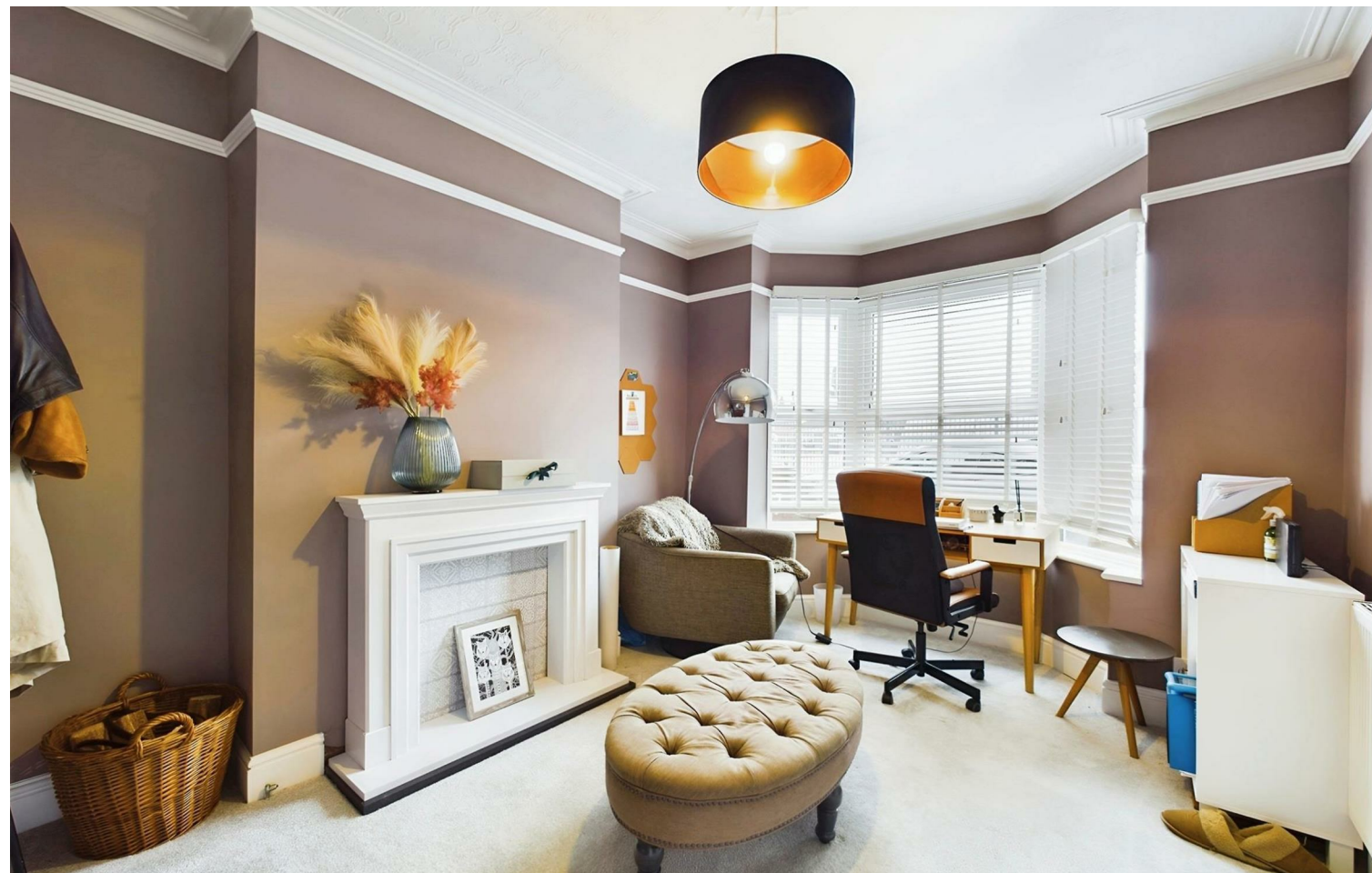
£260,000

Date Available:

Deposit:  
null

- Desirable Bay Fronted Home
- Modern and Well Presented
- First Floor Bathroom and Ground Floor Cloakroom
- Family Room Extension
- South Facing Rear Garden
- Short Distance to Bailgate Area
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A

Three bedroom bay fronted period property being positioned uphill on Olive Street. Comprising internally of an entrance hall, lounge, sitting room, kitchen, cloakroom and family room plus three bedrooms and family bathroom. The property further benefits from a South facing garden. No onward chain.





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Olive Street sits within the popular and much sought after uphill area of Lincoln with local amenities to include schooling and a short distance to Lincoln Cathedral and the desirable Bailgate area.

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D

Entrance Hall  
Composite entrance door, carpet flooring, wall lighting, radiator and stairs rising to the first floor.

Lounge  
14'3" x 10'8" (max measurements).  
PVC bay fronted window, carpet flooring, pendant fitting, radiator, Worcester Digistat, and space for a feature fire with existing capped gas connection, hearth and surround.

Dining Room  
14'1" x 12'5" (max measurements).  
Carpet flooring, PVC window to the rear, pendant fitting, radiator and a wood burning stove. Under stairs cupboard houses the mains consumer unit and electric meter.

Kitchen  
14'4" x 8'10"  
High gloss base and eye level units with square edge work surfaces, matching up-stand and an inset composite sink and drainer. Fitted oven and microwave, five ring gas hog with extractor over plus integrated appliances to include a fridge freezer, dishwasher and washer dryer. Worcester combination boiler housed, laminate flooring, spot lit ceiling, side PVC window and door.

Cloakroom  
4'2" x 2'9"  
Low level WC, vanity sink, heated towel rail, laminate flooring, light and extractor.

Sun Room  
13'1" x 8'7"  
PVC French doors to the rear with PVC side windows, plastered vaulted ceiling with spot lights, radiator and laminate flooring.

Stairs / Landing  
Carpet flooring and two pendant fittings.

Bedroom  
14'0" x 12'0" (max measurements).  
PVC windows to the front aspect, pendant fitting, radiator and carpet flooring. Storage cupboard giving access to the loft.

Bedroom  
12'5" x 10'4"  
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom  
8'11" x 5'9"  
PVC side window, carpet flooring, pendant fitting and a radiator.

Bathroom  
7'10" x 5'11"  
Three piece suite comprising of a concealed cistern WC with vanity wash basin and storage unit plus a P shaped bath with shower head and hose attachment over. Heated towel rail, radiator, vinyl flooring, PVC side window, spot lit ceiling and extractor.

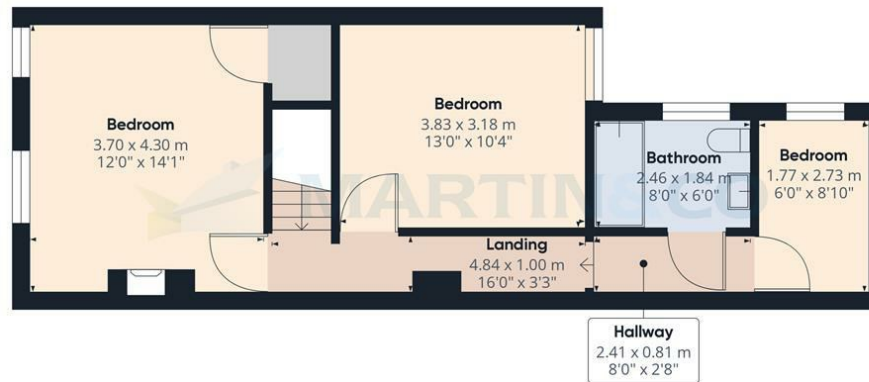
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>        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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
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| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 103.55 m<sup>2</sup>  
 1114.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
 8HW  
 01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.