



10 Barkston Gardens
Lincoln, Lincolnshire, LN2 2HS

Offers Over
£170,000

2 Bedroom Semi-Detached House

- Freehold
- Semi Detached Home
- Two Spacious Bedrooms
- Generous Corner Plot
- Driveway Parking
- Modern Kitchen Diner
- Potential To Extend (STPP)
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 10 Barkston Gardens, Lincoln, Lincolnshire, LN2 2HS](#)



Overview

Pygott & Crone are pleased to present this well-positioned two-bedroom semi-detached property, occupying a generous corner plot within a quiet cul-de-sac just off Nettleham Road in the popular cathedral city of Lincoln.

The property is well maintained throughout and benefits from spacious gardens to the front, side and rear, offering excellent potential for extension, subject to the necessary planning permissions (STPP). There is also ample off-road parking. Internally, the accommodation briefly comprises two double bedrooms, a comfortable lounge, modern kitchen/diner and family bathroom. Further benefits include gas central heating, double glazing throughout, and uPVC guttering, downpipes, fascias and soffits.

Ideally situated for access to a range of local amenities, including schools, shops, bus routes and parks, this property would make an excellent first-time purchase or family home. It also offers attractive potential for investors looking for a well-located addition to their portfolio.

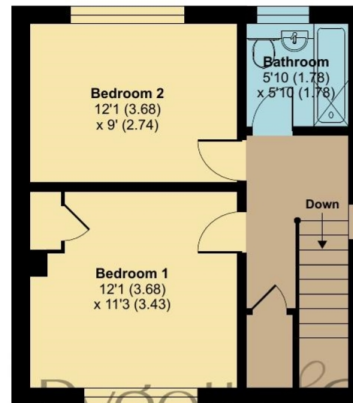




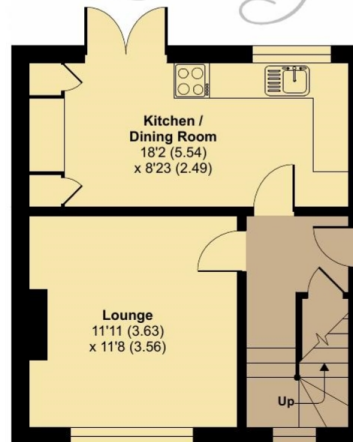
Barkston Gardens, Lincoln, LN2

Approximate Area = 750 sq ft / 69.7 sq m(exclude outbuilding)

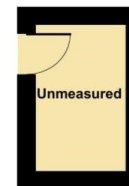
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1510733



Location



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is on the market with our Lincoln branch

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