



Pygott  
& Crone  
FOR SALE  
0800 9177 404

Pygott  
& Crone

37 Helsby Road  
Lincoln, Lincolnshire, LN5 8SN

Guide Price  
£225,000

## 4 Bedroom Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Detached Family Home
- 4 Bedrooms
- High Specification
- Driveway & Garage
- Highly Sought After Location
- Open Plan Kitchen/Living Area
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 37 Helsby Road, Lincoln, Lincolnshire, LN5 8SN](#)



# Overview

For Sale By Modern Method of Auction - T & Cs Apply

Cash Buyers Only - This impressive four-bedroom detached home on Helsby Road is ideal for families or buyers looking for a property they can truly make their own, also a fantastic opportunity for investors.

The property features a flexible layout, including a spacious front living room and a stylish open-plan kitchen with an adjoining snug or dining area at the heart of the home. Bi-folding doors open directly onto the rear garden, creating a wonderful space for entertaining, family gatherings, or simply relaxing. A utility room and downstairs WC add further convenience.

Upstairs, the property offers three generous double bedrooms and a further single, along with a family bathroom. The main bedroom benefits from a dressing area and a room ready to be completed as an en-suite – a great opportunity for the next owner to finish to their own taste.



Outside, the property enjoys a private rear garden that's not overlooked, backing onto open fields and the river beyond. It's an idyllic setting, offering a real sense of peace and space, with direct access to nature right from your back gate. To the front, there's a block-paved driveway and garage providing ample parking.

Located within a highly desirable area, the property benefits from excellent local amenities including well-regarded schools, shops, green spaces, and convenient access to the A46 and major road networks. Lincoln city centre and the train station are just a short drive away, with direct links to London, Nottingham, and Sheffield.

Agent's Note: The extension has not yet received final Building Regulation sign off, as certain completion works are still required. Planning Permission was granted prior to commencement of the works. We have been advised that the remaining items include the installation of barriers to the Juliet balconies and the completion of external rendering. Please be aware that obtaining mortgage finance may be restricted until these works have been completed and final approval has been issued.





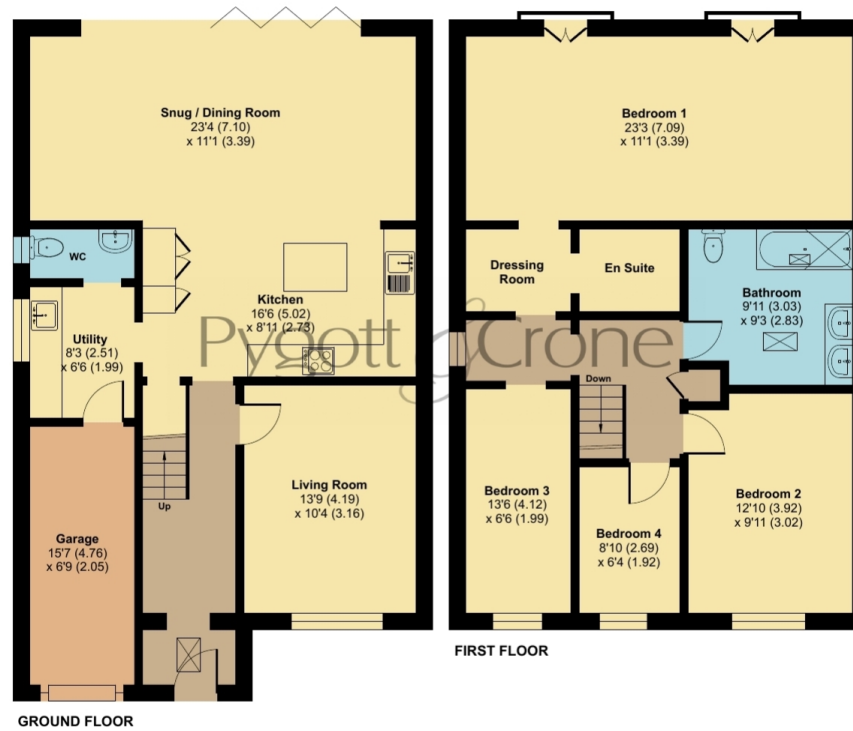
# Helsby Road, Lincoln, LN5

Approximate Area = 1566 sq ft / 145.4 sq m

Garage = 99 sq ft / 9.1 sq m

Total = 1665 sq ft / 154.5 sq m

For identification only - Not to scale



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: 1374066



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Bianca van Tonder**  
Mortgage & Protection Adviser

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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is on the market with our Lincoln branch

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