



12 Sewells Walk
Lincoln, Lincolnshire, LN5 7TF

Guide Price
£120,000

3 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 3 bedroom bay-fronted terraced home
- Spacious ground floor layout
- Modern fitted kitchen
- Separate dining room
- Enclosed rear yard
- On-street parking, Excellent location
- Fantastic opportunity for first-time buyers, professionals, or investors
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 Sewells Walk, Lincoln, Lincolnshire, LN5 7TF](#)



Overview

Modern Method Of Auction - T & C's Apply. Situated within easy walking distance of Lincoln's vibrant city centre, this attractive three bedroom bay-fronted property offers a fantastic opportunity for first-time buyers, professionals, or investors.

Internally, the home boasts well-proportioned living accommodation comprising a welcoming entrance hall, a spacious lounge with bay window, separate dining room, modern fitted kitchen, and a stylish ground floor bathroom with shower. To the first floor, you'll find three comfortable bedrooms, offering ample space for family living or guest accommodation.

Outside, the property enjoys an enclosed rear yard, perfect for low-maintenance outdoor space, along with on-street parking available to the front.

Conveniently located just off the High Street to the south of Lincoln, the property is ideally positioned to benefit from a wide range of local amenities including shops, schools, leisure facilities, and excellent public transport links.

This well-presented home combines character and convenience — book your viewing today to avoid missing out!



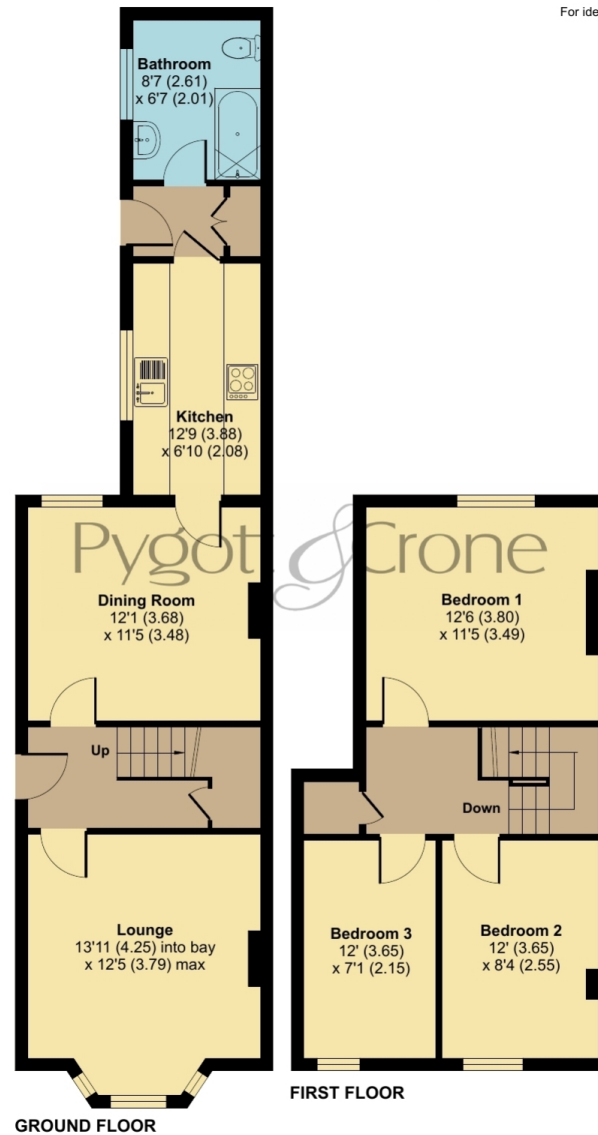




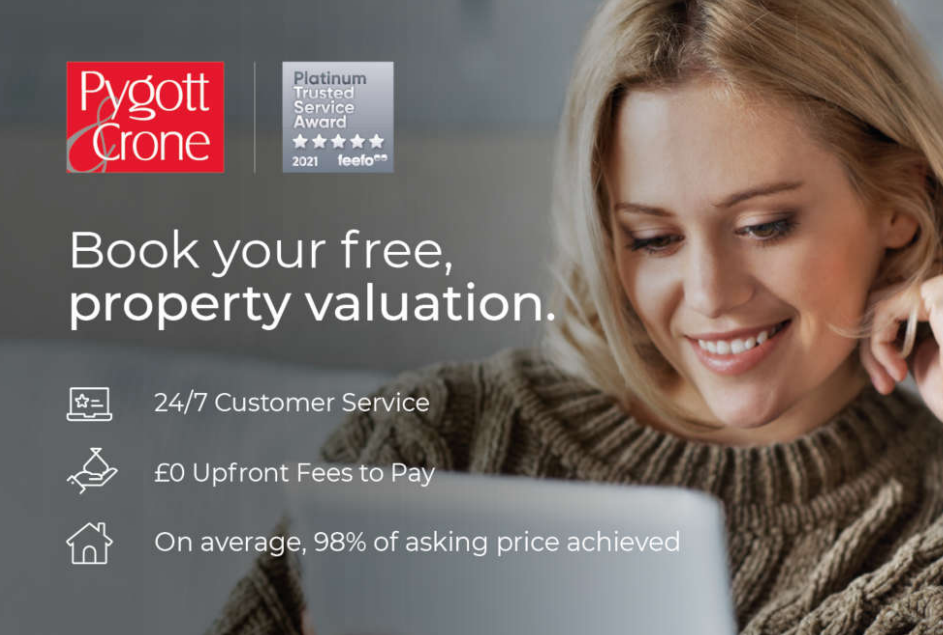
Sewells Walk, Lincoln, LN5

Approximate Area = 970 sq ft / 90.1 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). © ntechcom 2025. Produced for Pygott & Crone. REF: 1273501

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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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is on the market with our Lincoln branch

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