



48 Mill Road  
Lincoln, Lincolnshire, LN1 3JH

Guide Price  
£135,000

## 3 Bedroom End Of Terrace House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- No onward chain
- 3 double bedrooms
- Lounge & Dining Room
- End of terrace
- Prime uphill location
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 48 Mill Road, Lincoln, Lincolnshire, LN1 3JH](#)



## Overview

Modern Method Of Auction - T & C's Apply - This well-proportioned end-of-terrace home is ideally situated in the sought after uphill area of Lincoln. Offering spacious accommodation across three storeys, this well presented property boasts three generous double bedrooms, making it an ideal choice for families, professionals, or those simply seeking extra space.

Set over three levels, this end-of-terrace home offers a practical layout with natural light and a sense of privacy. The ground floor includes a comfortable living area, dining space, functional kitchen and a bathroom with separate shower. The three double bedrooms then each provide well-sized accommodation.

Externally the property further benefits from a private garden and on street permit parking.

Located on Mill Road, the property is well placed for access to the historic Bailgate area, local amenities and transport links, offering a solid and well-proportioned home in a prime location.

Agents Note: There is shared access to the rear of the property and you have right of access over the neighbouring garden.



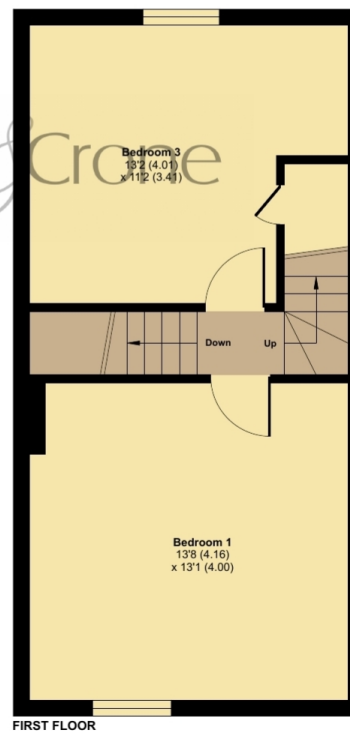
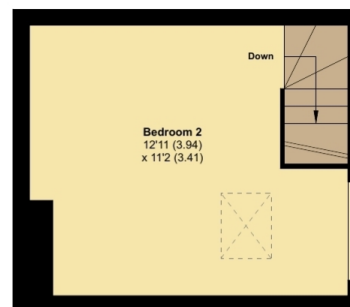
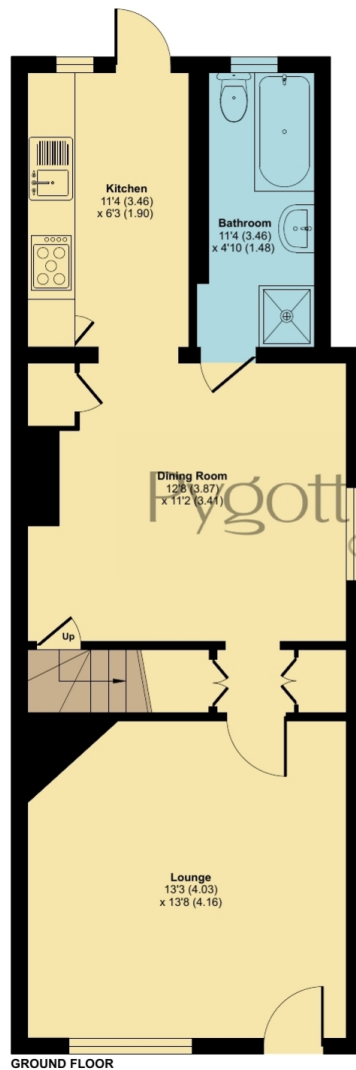




# Mill Road, Lincoln, LN1

Approximate Area = 1020 sq ft / 94.7 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). © nrcchem 2025. Produced for Pygott & Crone. REF: 1313661



## 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.

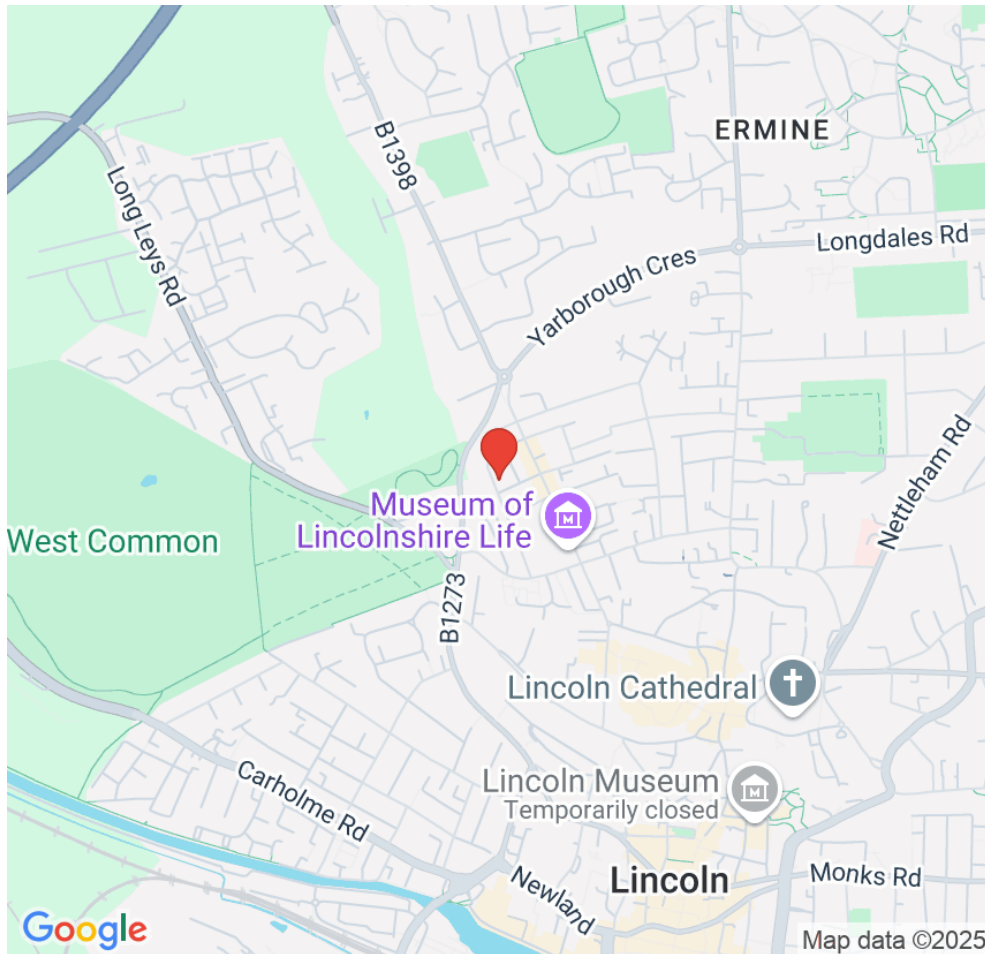
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

Lounge 4.03 x 4.16m



## 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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