



75 Iris Crescent  
Lincoln, Lincolnshire, LN1 1BD

Offers Over  
£290,000

## 4 Bedroom Terraced House

- Leasehold
- No Onward Chain
- Picturesque Riverside Position
- Three Storey Townhouse
- 3/4 Bedrooms
- Juliet Balcony
- 30ft Open Plan Living /Dining / Kitchen
- Family Bathroom & En-Suite
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 75 Iris Crescent, Lincoln, Lincolnshire, LN1 1BD](#)



## Overview

Pygott and Crone are delighted to present this modern three storey town house enjoying an idyllic canal side position within walking distance of the City Centre and University of Lincoln.

The property is to be sold with No Onward Chain. The well-presented accommodation extends to around 1,245 sq ft and briefly comprises of a welcoming entrance hall, 30ft Open Plan Living /Dining / Kitchen, Utility Room, Cloakroom/WC, First Floor Living Room with French doors and Juliet balcony with superb river views, Principal Bedroom with En Suite, three further Bedrooms and Family Bathroom. Outside there is parking for one car, a single garage and enclosed rear garden.

Iris Crescent benefits from being close to the centre of Lincoln as well as having excellent transport links to get out of the city including bus routes, local railway station and is within easy access of the recently extended A46. A short walk away is the West Common which has local walks and sports facilities such as golf course, tennis courts and cycling path for everyone to enjoy.

Agent's Note: The property itself is freehold, the garage is on a separate Leasehold title, with an annual service charge of approximately £32.

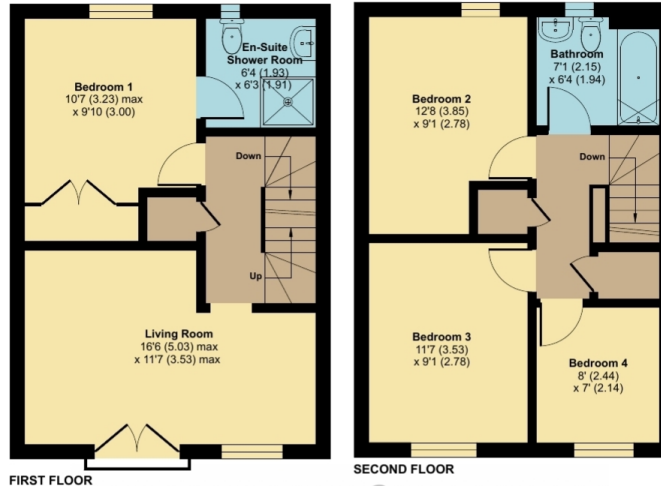




# Iris Crescent, Lincoln, LN1

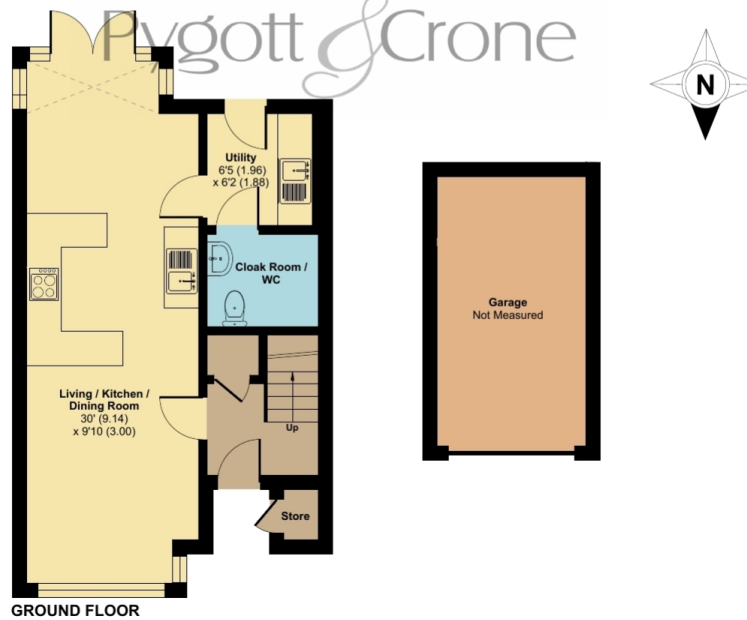
Approximate Area = 1245 sq ft / 115.6 sq m (excludes store and garage)

For identification only - Not to scale



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1318023



## Location



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is on the market with our Lincoln branch

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