



Pygott
& Crone

70 Gray Street
Lincoln, Lincolnshire, LN1 3HL

£179,500

2 Bedroom Terraced House

- Freehold
- Characteristic Terraced Home
- 2 Bedrooms
- Family Bathroom
- Loft Room with Shower Room
- Desirable Uphill Location
- Private Courtyard Garden
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 70 Gray Street, Lincoln, Lincolnshire, LN1 3HL](#)



Overview

Pygott and Crone are proud to present this beautifully maintained and characterful mid-terrace home, ideally located in the highly desirable Uphill area of Lincoln.

Tastefully improved and impeccably presented throughout, this charming home offers a stylish and welcoming living space just a short stroll from the historic Bailgate and Cathedral Quarter—making it an ideal opportunity for first-time buyers, downsizers, or those seeking a high-quality Airbnb investment.



The accommodation comprises a cosy Living Room with a feature fireplace, a spacious Dining Room that flows seamlessly into the fitted Kitchen—perfect for entertaining. A Rear Lobby provides access to the garden and leads through to the ground floor Bathroom. The property further benefits from a Cellar ideal for storage or conversion.

Upstairs, there are two well-proportioned Double Bedrooms. From the main bedroom, stairs lead to a versatile Attic Room, ideal as a home office or gym complete with a Velux window and its own Shower Room.

Externally, the property enjoys a beautifully landscaped rear garden, featuring mature trees, decorative planting, and multiple patio areas—perfect for relaxing or outdoor dining.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

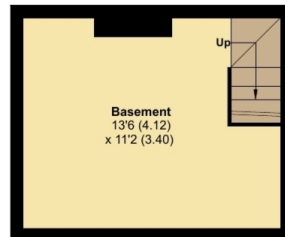
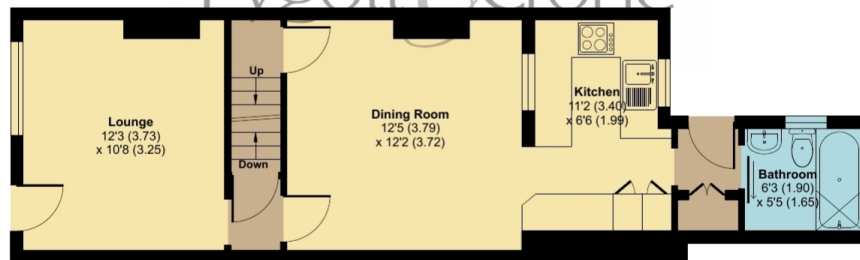
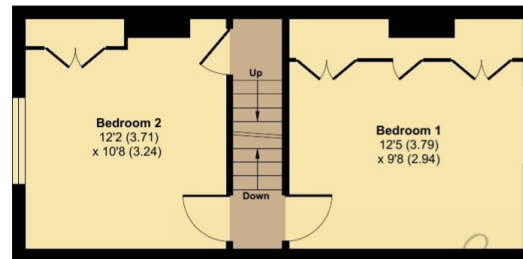
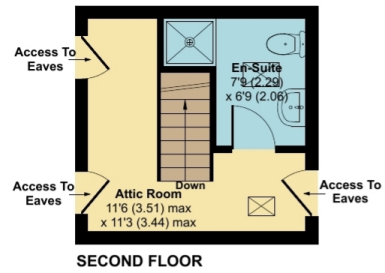




Gray Street, Lincoln, LN1

Approximate Area = 1065 sq ft / 98.9 sq m

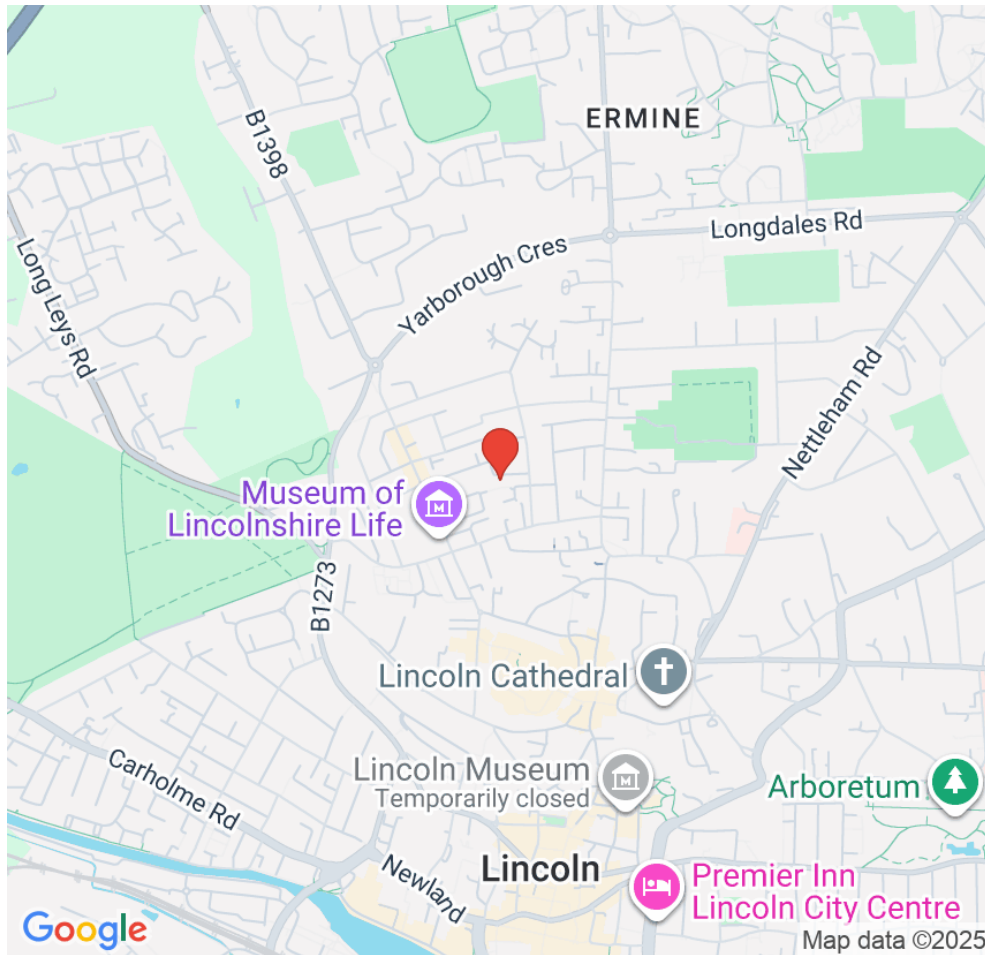
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1364926



Location



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