



110 Newland Street West
Lincoln, Lincolnshire, LN1 1PH

Guide Price
£110,000

3 Bedroom End Of Terrace House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- End of Terrace
- Characteristic Features Throughout
- Bathroom & Shower Room
- Three Bedrooms
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 110 Newland Street West, Lincoln, Lincolnshire, LN1 1PH](#)



Overview

Modern Method Of Auction - T & C's Apply

Pygott & Crone are delighted to present this charming three-bedroom end-of-terrace home, ideally located in the highly sought-after West End. Brimming with character and period features, this property offers an exciting opportunity for refurbishment, allowing prospective buyers to restore it to its former glory while creating a truly unique home.

The well-proportioned accommodation briefly comprises a welcoming lounge, alongside a separate dining room which could also serve as an additional reception space. There is a fitted kitchen, a ground floor shower room, and access to a useful cellar, providing additional storage potential.



To the first floor are two generously sized bedrooms and a family bathroom, while the second floor hosts a further bedroom, ideal as a guest room, home office, or private retreat.

Externally, the property benefits from a substantial walled garden to the front, offering both privacy and scope for landscaping, along with a low-maintenance courtyard to the rear.

Perfectly positioned, the home is within easy walking distance of Lincoln city centre, the historic Bailgate area, the train station, and a wide range of local amenities, shops, and transport links.

This is a fantastic opportunity for buyers looking to undertake a project and add value to a characterful property in a prime location.







Newland Street West, Lincoln, LN1

Approximate Area = 1156 sq ft / 107.3 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1422869



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](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.



Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus⁺

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use





Houses. Homes. Harmony.



110 Newland Street West, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822