



31 Brattleby Crescent
Lincoln, Lincolnshire, LN2 2EB

£170,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi Detached House
- Lounge/Diner
- Fitted Kitchen, WC
- Family Shower Room
- Driveway Providing Off Road Parking
- Rear Garden
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 31 Brattleby Crescent, Lincoln, Lincolnshire, LN2 2EB](#)



Overview

Pygott and Crone are delighted to offer for sale this 3 Bedroom Semi Detached House situated in the North of Lincoln.

This well-presented home offers spacious accommodation throughout and comprises an entrance hallway, a generous lounge/diner, and fitted kitchen. A passageway provides access to the WC. Upstairs, you'll find two double bedrooms, one single bedroom, a family shower room.

Externally, the property benefits from a good-sized rear garden, perfect for outdoor living. Additional features include a modern combi boiler.

Early viewing is highly recommended to avoid disappointment.

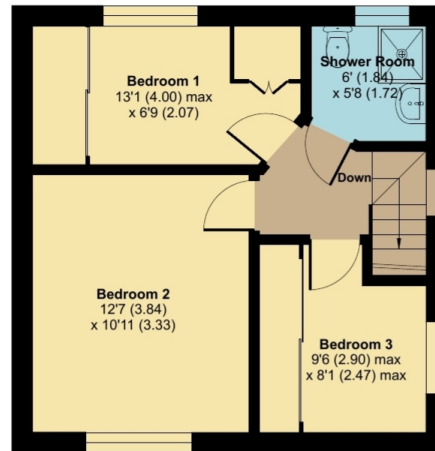




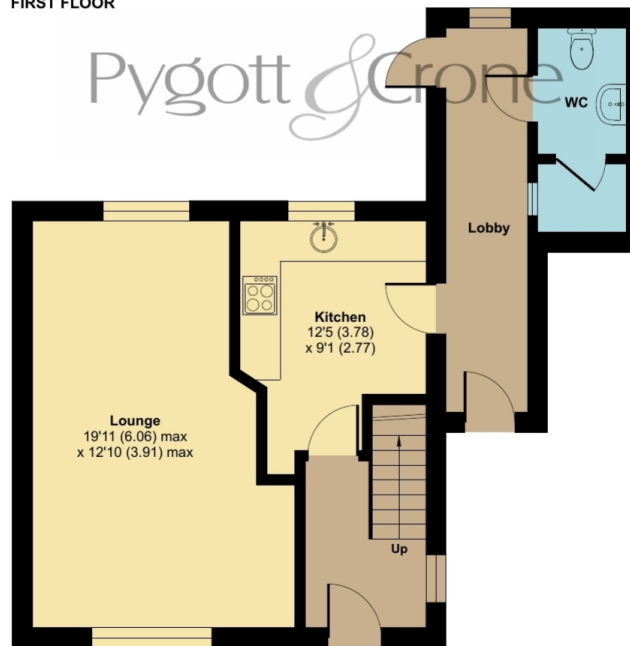
Brattleby Crescent, Lincoln, LN2

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1441405



Location



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is on the market with our Lincoln branch

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