



Pygott
& Crone

19 Rosemary Lane
Lincoln, Lincolnshire, LN2 5AT

Guide Price
£110,000

3 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Three Bedroom Terraced Home
- Spacious Cellar
- Upstairs Bathroom & En-Suite
- Lounge & Dining Room
- City Centre Location
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 19 Rosemary Lane, Lincoln, Lincolnshire, LN2 5AT](#)



Overview

Modern Method Of Auction - T & C's Apply - A deceptively spacious three bedroom mid-terrace property ideally located just off Monks Road, within easy reach of Lincoln City Centre and its wide range of amenities.

The internal accommodation briefly comprises a shared entrance passage, entrance hall, lounge, dining room, fitted kitchen, pantry/utility area, spacious cellar, and a first-floor landing providing access to three bedrooms and the family bathroom. The principal bedroom further benefits from an en-suite shower room.



Conveniently positioned close to the centre of the historic Cathedral and University City of Lincoln, the property enjoys access to a variety of High Street shops, department stores, banking facilities, a multiplex cinema, marina, and art gallery. The renowned Steep Hill leads to the popular Uphill area and Bailgate, known for its charming boutiques, cafés and restaurants, alongside Lincoln Castle, Lincoln Cathedral, and Bishop Grosseteste University.

Agent's Note: The property is understood to have previously operated as a student let and has not since been occupied as a single-family residence. Any purchaser intending to continue use of the property as a multi-let/HMO may need to apply to Lincoln City Council for a Certificate of Lawfulness to confirm established C4 use based on historical occupation.

We are also advised that the property was affected by structural movement arising from a collapsed drain. The seller confirms that remedial works, including underpinning, have been completed, and that supporting documentation relating to these works is available.

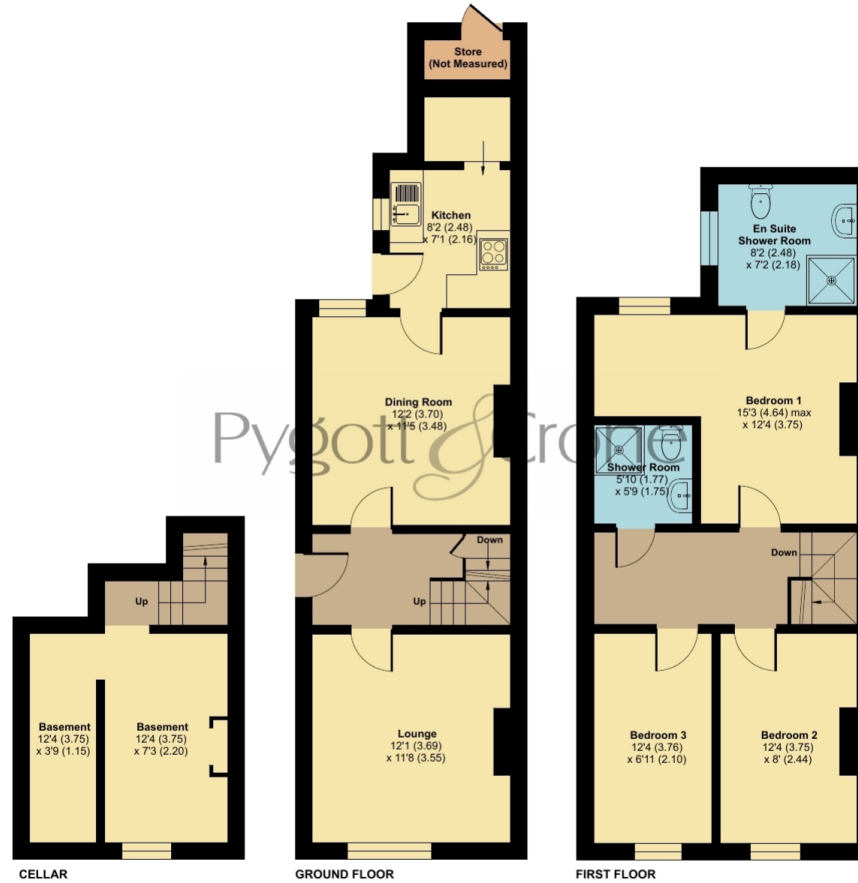




Rosemary Lane, Lincoln, LN2

Approximate Area = 1156 sq ft / 107.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Pygott & Crone. REF: 1467899



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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.

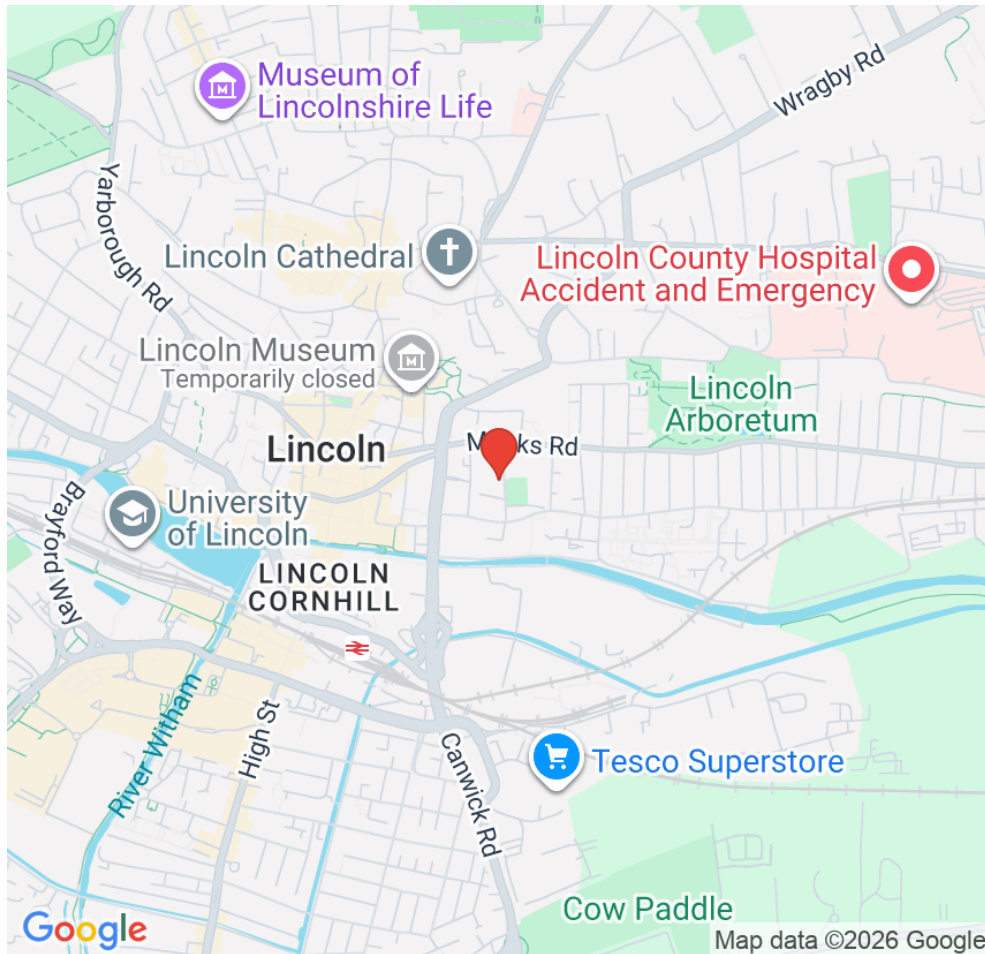
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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](#)



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Bianca van Tonder
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0330 912 0007

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