



18B, Anzio Crescent
Lincoln, Lincolnshire, LN1 3PX

£275,000

3 Bedroom Detached House

- Freehold
- Modern Detached Home
- Originally Constructed as 3 Bedrooms
- Open Plan Kitchen Living Dining Area
- Principal Bedrooms With Vaulted Ceiling
- Built in 2020
- No Onward Chain
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 18B, Anzio Crescent, Lincoln, Lincolnshire, LN1 3PX](#)



Overview

Pygott & Crone are delighted to present this immaculate detached home, originally designed as a three-bedroom property and currently configured as a spacious two-bedroom residence. The property can easily be reinstated to its original three-bedroom layout with the addition of a stud wall, and the seller has advised they would be happy to undertake this alteration if desired. Ideally situated in the highly sought-after uphill area of Lincoln, this superb home is offered for sale with the added benefit of no onward chain.

The accommodation is centred around a high-specification open-plan living kitchen diner, featuring granite worktops and a range of integrated appliances, including a fridge freezer, dishwasher, microwave, oven and wine cooler. Bi-fold doors open onto the rear garden, creating an ideal space for both everyday living and entertaining.



To the first floor, there are two generously sized double bedrooms and a contemporary family shower room. The impressive principal bedroom benefits from a vaulted ceiling and Velux windows, creating a bright and spacious retreat.

Externally, the property offers a block-paved driveway providing ample off-road parking, along with a low-maintenance rear garden, perfect for those seeking an easy-to-care-for outdoor space.

Anzio Crescent is ideally positioned within the Cathedral City of Lincoln, offering convenient access to a wide range of local amenities, shops, bars, restaurants, the University of Lincoln and the historic Bailgate area. Excellent transport links are also close by, including the A46 and A57.

Early viewing is highly recommended. Contact Pygott & Crone today to arrange your viewing and avoid missing out on this fantastic home.

Agent's Note: We have been informed that the seller would consider reinstating the partition wall, enabling the property to be restored to its original three-bedroom layout.



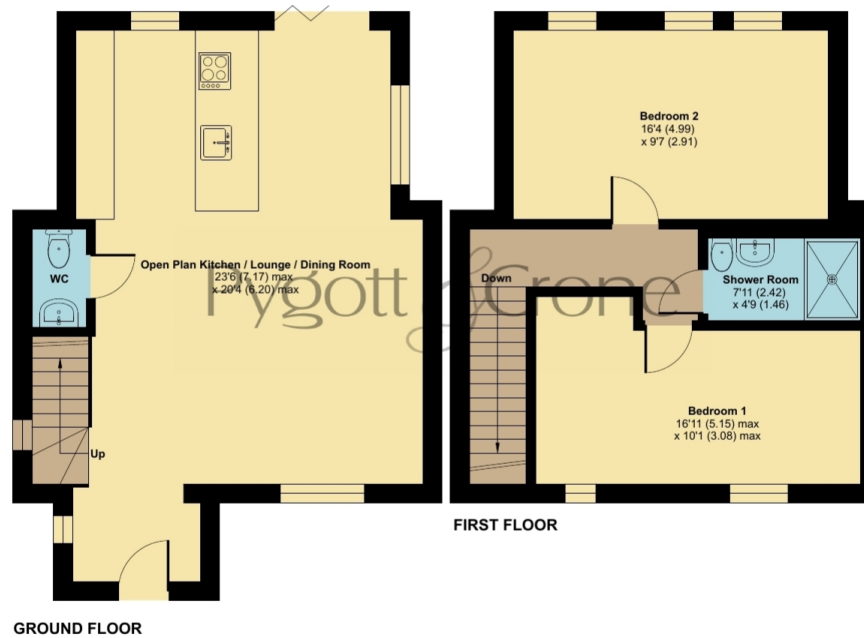




Anzio Crescent, Lincoln, LN1

Approximate Area = 914 sq ft / 84.9 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.
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Location



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is on the market with our Lincoln branch

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