

Pygott & Crone

8 Riverton Close

Lincoln, Lincolnshire, LN1 3QZ

Guide Price

£110,000

2 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Two bedrooms
- Semi detached house
- Garage
- Extended
- Excellent potential
- Sought after location
- No onward chain
- EPC Rating - D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 8 Riverton Close, Lincoln, Lincolnshire, LN1 3QZ





Overview

For Sale By Modern Method of Auction - T & Cs Apply

Riverton Close presents a fantastic opportunity to purchase a two-bedroom semi-detached home in a popular and convenient location, offering plenty of potential for buyers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hall leading into a good-sized lounge, providing ample space. To the rear of the property is an extended kitchen, offering additional workspace and storage, alongside a separate dining room.





To the first floor are two well-proportioned bedrooms and a family bathroom. The property would benefit from a degree of modernisation and refurbishment throughout, presenting an excellent opportunity for a range of buyers.

Outside, the property boasts a good-sized rear garden, offering plenty of space for growing families, along with multiple sheds providing useful additional storage. A further benefit is the garage located to the rear of the property.

The property is ideally positioned within Lincoln, offering convenient access to a range of local amenities, shops, schools and transport links. Lincoln city centre and its wealth of shopping, leisure and dining facilities are also within easy reach, making this a great location for a variety of buyers.







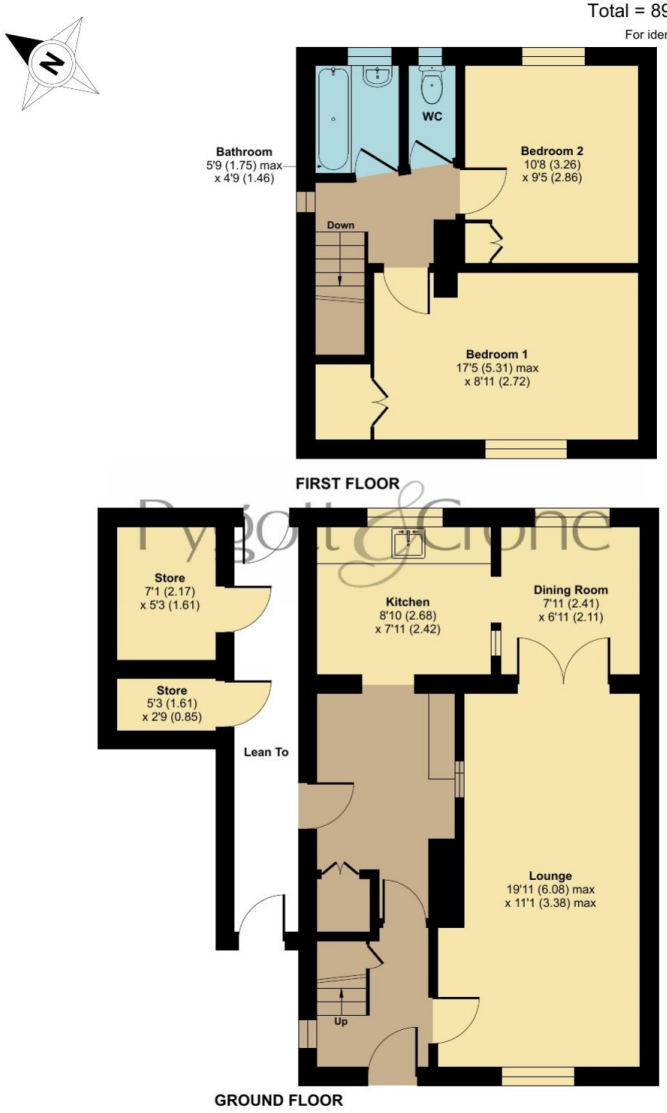






Riverton Close, Lincoln, LN1

Approximate Area = 839 sq ft / 77.9 sq m (excludes lean to)
Outbuildings = 53 sq ft / 4.9 sq m
Total = 892 sq ft / 82.8 sq m
For identification only - Not to scale

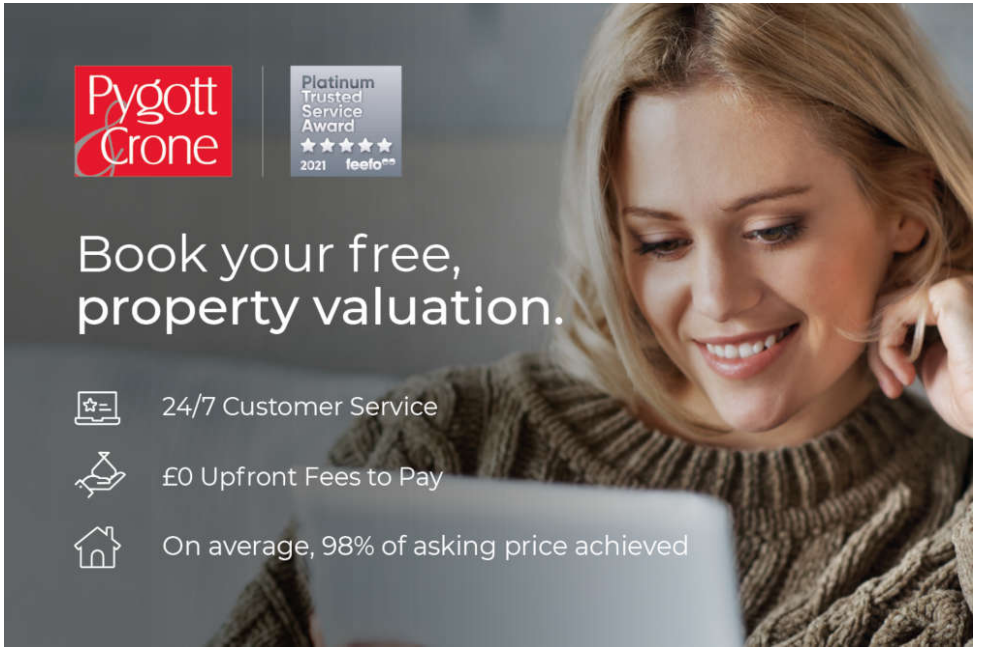


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1550051








Pygott Crone
Platinum Trusted Service Award
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Book your free, property valuation.
24/7 Customer Service
£0 Upfront Fees to Pay
On average, 98% of asking price achieved

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

Mortgage Advice Bureau

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.

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Pygott & Crone

8 Riverton Close, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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