



**28 Lincoln Street, Alfreton**  
Alfreton

Offers in Region of **£185,000**





## 28 Lincoln Street

Alfreton

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- NO UPWARD CHAIN
- 3 BEDROOMS
- LOUNGE WITH LOG BURNING STOVE
- PARKING FOR 2 CARS



**SABEL**  
& Co

Unlocking your property dreams



### Lounge

13' 7" x 11' 6" (4.13m x 3.51m)

A spacious and beautifully presented lounge featuring a charming log burning stove recessed within the chimney breast, creating a cosy focal point to the room. A bay window to the front elevation allows natural light to flood the space, enhancing the bright and welcoming feel. Further benefits include a ceiling light point and central heating radiator.

### Kitchen

10' 2" x 5' 3" (3.09m x 1.61m)

The kitchen is appointed with a range of wall and base units incorporating roll edge laminate work surfaces with complementary tiled splashbacks. There is space for a freestanding cooker and washing machine, together with an inset stainless steel one and a half bowl sink with drainer and mixer tap. A window to the rear elevation and side door provide outlook and access to the rear garden, with tiled flooring running throughout.

### Dining

8' 11" x 8' 6" (2.72m x 2.59m)

Open through to the from the kitchen, which enjoys a further window to the rear elevation and provides access to the bathroom and inner hall. Tiled flooring and central heating radiator.

### Bathroom

10' 9" x 3' 10" (3.28m x 1.16m)

Ground floor bathroom appointed with a modern white 3 piece suite comprising, bath with shower over (into alcove), sink set into a vanity unit with cupboard below and low flush WC. There is an additional storage area with a worktop.

### Hall

UPVC opaque half glazed door provides access into an entrance hall with tiled floor. Stairs off to the first floor and provides access to the lounge and dining/kitchen areas.

### Landing

Providing access to the first floor accommodation





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## GARDEN

The rear garden offers excellent potential and is ready for a new owner to put their own stamp on it. Requiring someone with green fingers to bring it back to life, the space currently features a uPVC garden room positioned at the foot of the garden, two useful outhouses, and a number of existing bases suitable for sheds or additional outdoor structures. Equally, for those seeking a blank canvas, it presents a fantastic opportunity to redesign and create a dream garden tailored to your own tastes.

## OFF STREET

2 Parking Spaces

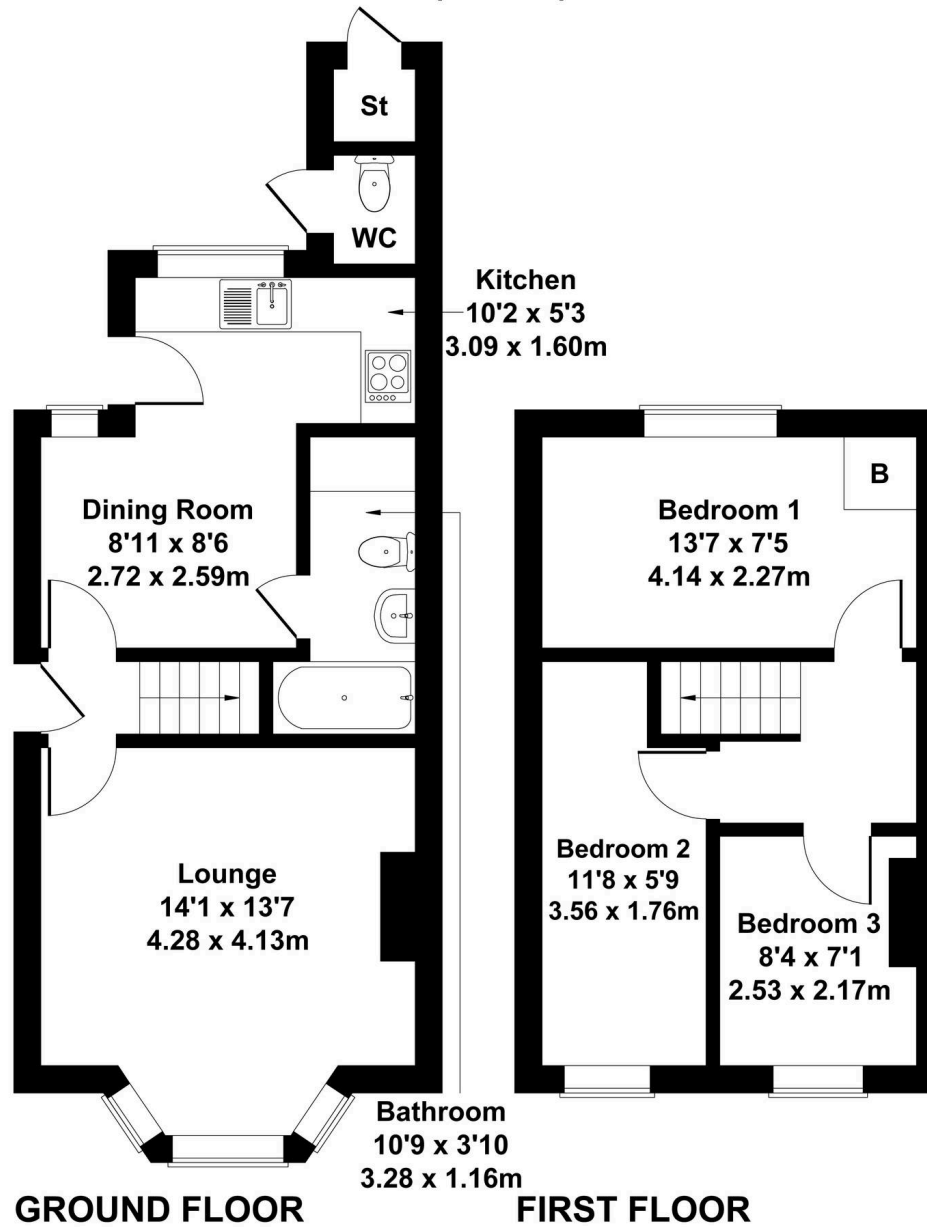
The property benefits from off street parking to the front, accommodating up to two vehicles.



# 28 Lincoln Street

Approximate Gross Internal Area

710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Sabel & Co

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