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63 East Liberty, Lincoln, LN2 5RE



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When it comes to
property it must be


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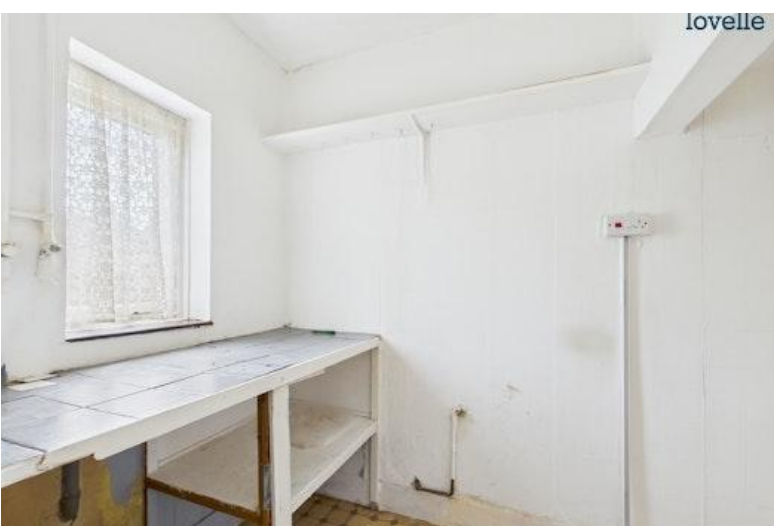
Guide Price: £115,000



Spacious 3 bed semi-detached home with no onward chain. Generous plot with large rear garden and sunroom. In need of full cosmetic refurbishment - ideal investment. Close to Lincoln Hospital, schools, shops & transport links.

Key Features

- Semi-detached home
- Spacious accommodation
- In need of modernisation
- Kitchen, dining area & utility
- Close to Lincoln Hospital & amenities
- Rear lobby & sunroom
- 3 bedrooms & bathroom
- Gardens front & rear
- EPC rating: TBC
- Tenure: Freehold





Introduction

Offered with no onward chain, this spacious three-bedroom semi-detached home sits on a generous plot and offers an excellent opportunity for refurbishment. Ideal for investors, developers, or buyers looking to put their own stamp on a property.

The accommodation comprises an entrance hall, a well-sized living room with bay window and fireplace, kitchen with adjoining dining area, utility room, rear entrance lobby, and a sunroom overlooking the garden. Upstairs offers three bedrooms, and a family bathroom.

Outside, the property enjoys a substantial rear garden with patio and lawn, a low-maintenance front garden, and scope for off-street parking (subject to consents).

Situated in a popular and convenient location, close to Lincoln County Hospital, local schools, shops and amenities, with excellent transport links into the city centre and surrounding areas.

Entrance Hall

2.72m x 1.78m (8'11" x 5'10")

The entrance hall offers a straightforward layout with access to the living room, kitchen and staircase. A part-glazed front door with decorative glass and a side window brings in natural light, while the space is finished with neutral walls and fitted carpet. It serves as a functional and welcoming entry point to the home.

Living Room

4.4m x 3.66m (14'5" x 12'0")

The living room is a generously sized and naturally bright space, enhanced by a large front-facing bay window. A central feature fireplace with stone surround creates a traditional focal point, and there's ample room for seating and furniture. The room is neutrally decorated but would benefit from full modernisation, offering a great foundation for someone looking to transform it to their own style.

Kitchen

3.42m x 2.69m (11'2" x 8'10")

The kitchen is a long galley-style space fitted with a range of traditional wall and base units offering ample storage. It includes tiled splashbacks, a stainless-steel sink beneath the window, and a door through to the utility area. While dated in appearance, the room is well-proportioned and functional, with clear potential for modernisation.

Dining Area

2.73m x 1.73m (9'0" x 5'8")

The dining area is open to the kitchen, offering space for a small table and chairs. Wood-panelled walls and matching flooring create a sense of continuity, and a window to the rear provides natural light. It's a practical setup with scope to reconfigure into a larger open-plan layout if desired.

Sunroom

3.29m x 2.02m (10'10" x 6'7")

The sunroom is a light-filled space with full-height windows to three sides, offering clear views over the rear garden. A uPVC door provides direct access to the patio, making it a practical transition between indoor and outdoor living. With its neutral décor and carpeted floor, the space offers potential as a cosy seating area or hobby room.

Utility Room

2.71m x 1.49m (8'11" x 4'11")

The utility room provides a dedicated space for laundry and storage, featuring a tiled worktop with open shelving below and plumbing for a washing machine. A side-facing window brings in natural light, and there's a wall-mounted socket for appliances. The room is in basic condition and requires updating but offers excellent potential for practical use.

Landing

2.24m x 1.55m (7'4" x 5'1")

The landing provides access to all three bedrooms, the bathroom, and WC. It features a side-facing window that brings in natural light and has a neutral décor with fitted carpet. The space is compact but functional, offering a clear and practical layout for the upper floor.

Bedroom 1

3.73m x 3.34m (12'2" x 11'0")

Bedroom 1 is a spacious double room positioned at the front of the house, benefiting from a wide window that brings in plenty of natural light. The room features neutral walls, patterned carpet, and built-in storage cupboards. Although the décor is dated, the space offers a blank canvas with excellent proportions, ready to be updated to suit personal tastes.

Bedroom 2

3.72m x 2.72m (12'2" x 8'11")

Bedroom 2 is a comfortable double room located at the rear of the property, enjoying views over the garden. It features painted timber flooring, a built-in storage cupboard, and a large window that brings in natural light. The room is well-proportioned and, while in need of updating, provides a great base for a second bedroom, guest room, or home office.

Bedroom 3

2.72m x 2.52m (8'11" x 8'4")

Bedroom 3 is a single room positioned at the front of the property, ideal for use as a child's bedroom, nursery, or home office. It features a front-facing window, blue walls with a patterned border, and fitted carpet. Though compact, it makes efficient use of space and benefits from natural light, with clear potential for personalisation.

Bathroom

2.57m x 1.71m (8'5" x 5'7")

The bathroom is fitted with a traditional three-piece suite comprising a panelled bath, pedestal wash basin, and WC. A rear-facing obscured window allows natural light while maintaining privacy. The walls are part-tiled and painted, with a dated but serviceable finish. The space is functional as is but would benefit from modernisation to enhance comfort and style.

Gardens

The front garden is low maintenance, laid mainly to gravel with a paved pathway leading to the front door. There's gated access to the side, providing a secure route to the rear of the property. The rear garden is generously sized and mainly laid to lawn with a paved seating area and space for planting or landscaping. Enclosed by fencing on all sides, it offers a safe and private outdoor space with excellent potential for improvement, whether for family use, entertaining, or gardening.

Agents Note

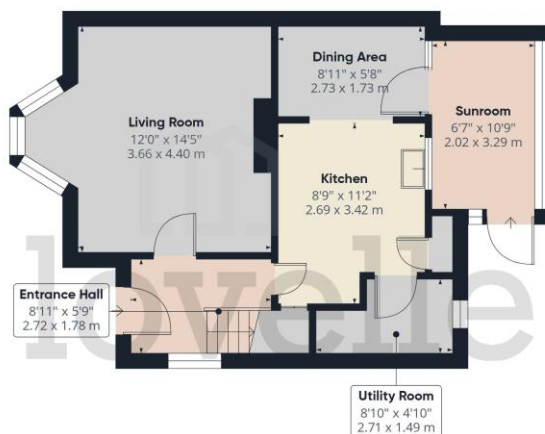
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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000



Ground Floor



Floor 1



Approximate total area⁽¹⁾
896 ft²
83.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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