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Cabourne Avenue, Glebe Park, Lincoln



When it comes to  
property it must be

  
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Asking Price £100,000



Lovelle Estate Agents are delighted to present this well-proportioned two bedroom retirement apartment, ideally situated within a secure and well-maintained development off the ever-popular Nettleham Road, Lincoln. This over-55s property offers peace of mind with on-site facilities and a supportive community, making it a perfect choice for those looking to enjoy independent living with added security.

**Key Features**

- Retirement apartment for Over 55s
- Secure and well-managed development
- Two double bedrooms
- Spacious lounge diner
- Lift access to all floors
- Communal gardens & parking
- On-site manager
- Convenient location off Nettleham Road
- EPC rating C
- Tenure: Leasehold



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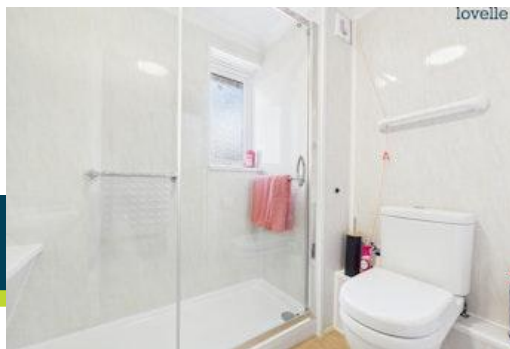
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Lovelle Estate Agents are delighted to present this well-proportioned two-bedroom retirement apartment, ideally situated within a secure and well-maintained development off the ever-popular Nettleham Road, Lincoln. This over-55s property offers peace of mind with on-site facilities and a supportive community, making it a perfect choice for those looking to enjoy independent living with added security. The accommodation, with an approximate total area of 731 sq ft (67.8 sq m), comprises an entrance hallway leading to a generously sized lounge diner, a separate kitchen, two double bedrooms, and a modern bathroom with accessible fittings.

This property benefits from lift access to all floors and enjoys use of communal facilities, including well-kept gardens, on-site parking, and the convenience of an on-site facilities manager. Located close to a range of local amenities, shops, and public transport links, this apartment offers both comfort and convenience in a desirable residential area.

### Hallway

4.08m x 1.7m (13'5" x 5'7")

A welcoming entrance hallway providing access to all rooms, with space for coats and shoes, and a built-in storage cupboard.

### Living room

3.25m x 6.93m (10'8" x 22'8")

A bright and spacious living area with ample room for both seating and dining. Large enough to comfortably entertain or relax in peace.

### Kitchen

2.34m x 2.61m (7'8" x 8'7")

A compact yet functional kitchen fitted with wall and base units, worktops, and space for essential appliances. Conveniently located just off the living room.

### Bathroom

1.7m x 2.09m (5'7" x 6'11")

A well-appointed bathroom with walk-in shower, wash basin and WC, designed for practicality and ease of use.

### Bedroom 1

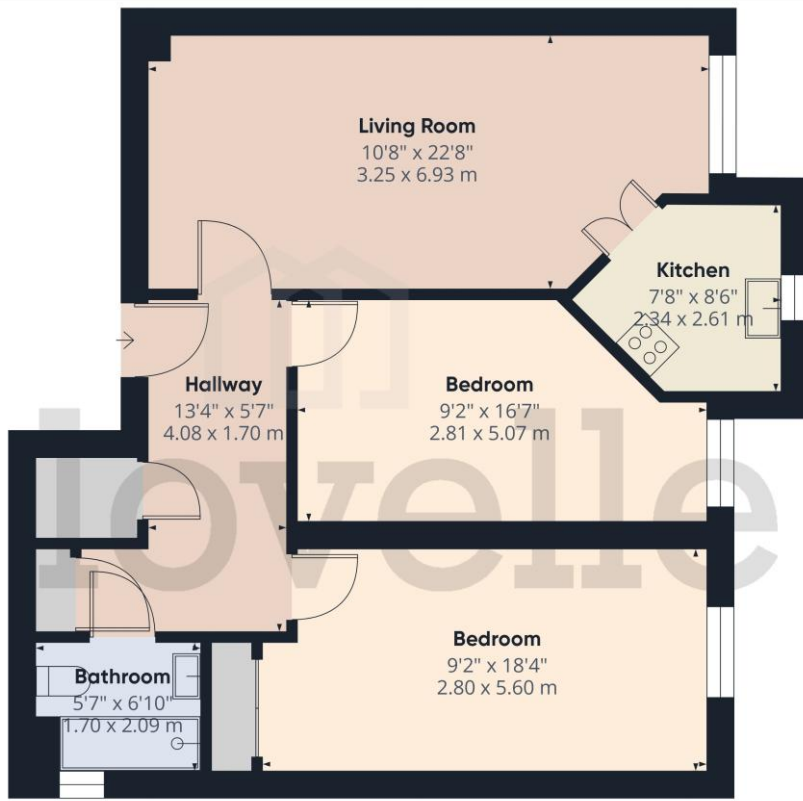
2.8m x 5.6m (9'2" x 18'5")

A generously sized double bedroom with space for wardrobes and furniture, offering a quiet and comfortable retreat.

### Bedroom 2

2.81m x 5.07m (9'2" x 16'7")

A second good-sized double bedroom, perfect for guests or as a hobby room or study.



Approximate total area<sup>(1)</sup>  
731 ft<sup>2</sup>  
67.8 m<sup>2</sup>

(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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