



Eastbourne Street, Lincoln



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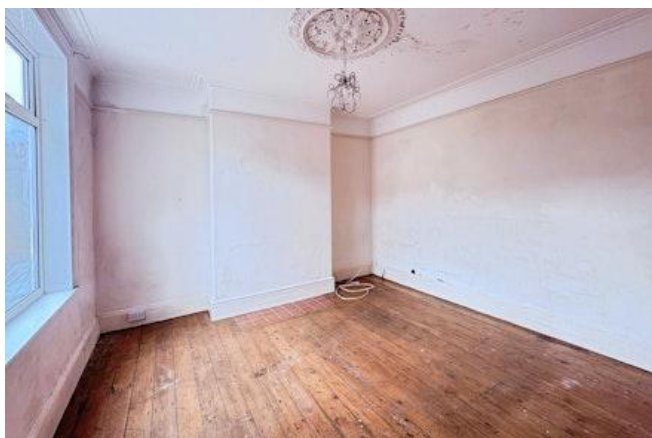
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£145,000

- Traditional Bay Fronted End of Terrace
- Three well proportioned Bedrooms
- Deceptively Spacious
- Bathroom and Shower Room
- In Need of Modernisation
- Private courtyard Garden
- Freehold
- EPC rating D



Deceptively spacious three-bedroom traditional bay-fronted end-terrace home, ideally situated on Eastbourne Street, just a short walk from the historic City of Lincoln, Lincoln County Hospital and the beautiful Lincoln Arboretum.

Offering generous accommodation throughout, the property is full of potential and requires modernisation, making it an excellent opportunity for buyers looking to create a home to their own taste. The accommodation comprises of spacious entrance hall, a bay-fronted lounge, a separate dining room, a generous kitchen with access to a utility area, and a ground floor bathroom. To the first floor, the landing provides access to three well-proportioned bedrooms and a shower room. Externally, the property benefits from an enclosed rear courtyard garden, together with on-street parking to the front.

Entrance Hall

With access front the front and access to the rear garden and passage.

Lounge 14'0" x 12'0" (4.3m x 3.7m)

With bay window to the front aspect and radiator.

Dining Room 13'0" x 12'0" (4m x 3.7m)

With window to the rear aspect and radiator



Kitchen 13'0" x 11'0" (4m x 3.4m)

With window to the side aspect, range of base level units, space for cooker, sink with drainer and storage cupboard.

Utility Room 5'0" x 11'0" (1.5m x 3.4m)

With window to the side aspect, boiler and plumbing for washing machine

Bathroom 6'2" x 11'0" (1.9m x 3.4m)

With window to the rear aspect, low level WC, bath with shower over, hand wash basin.

Landing

Bedroom One 16'0" x 12'0" (4.9m x 3.7m)

With windows to the front aspect, and radiator.

Bedroom Two 13'0" x 8'11" (4m x 2.7m)

With window to the rear aspect, and radiator.

Bedroom Three 13'0" x 7'2" (4m x 2.2m)

With window to the rear aspect and radiator.

Shower Room 5'0" x 6'0" (1.5m x 1.8m)

With window to the side aspect, shower unit, hand wash basin and low level WC.

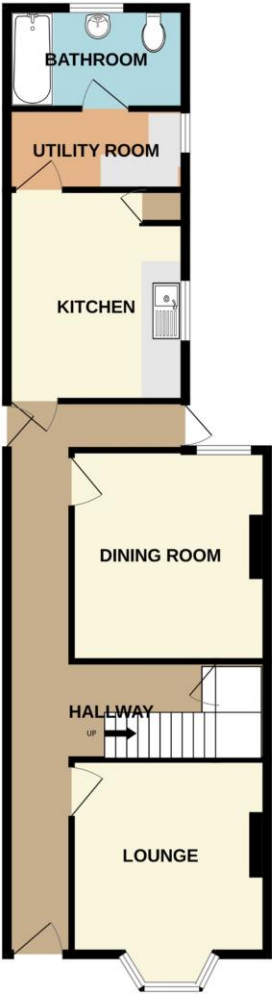
Outside

With access from the entrance hall, low maintenance courtyard garden.

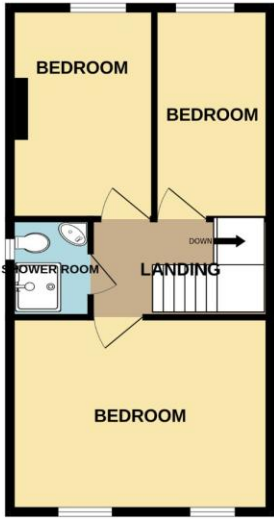
Agent Notes

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GROUND FLOOR



1ST FLOOR



1 EASTBOURNE STREET, LN2 5BW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		