



8 Arboretum View
Lincoln. LN2 5JQ

BELL







8 Arboretum View

Lincoln

Occupying an exceptional position overlooking adjoining the beautiful Lincoln Arboretum, this elegant late Victorian three-storey townhouse offers the rare combination of period character, generous family accommodation and a peaceful park-side setting just a short walk from Lincoln's vibrant city centre.

Arranged over three floors, the property enjoys attractive views across the historic Arboretum from its principal reception room and upper floor bedrooms, creating a wonderfully light and tranquil home. Original period features blend effortlessly with practical modern living, while the enclosed courtyard garden and sheltered front seating area provide inviting spaces for outdoor relaxation.

Situated on the edge of one of Lincoln's finest public parks, yet within easy reach of shops, cafés, schools, the University of Lincoln, Lincoln Central railway station and the city's renowned Cathedral Quarter, this appealing home provides an excellent opportunity to acquire a distinctive Victorian home in the East End of the city.

Arboretum View offers an opportunity to enjoy peaceful park-side living whilst remaining just moments from the heart of the historic City of Lincoln. With the beautiful Lincoln Arboretum on the doorstep, residents can enjoy delightful walks, mature landscaped garden areas and open green spaces throughout the seasons.





ACCOMMODATION

Kitchen having a south westerly view over rear courtyard; a comprehensive range of fitted kitchen units, work surface area with single drainer stainless steel sink unit inset and room for appropriate laundry appliance beneath. The fitted work surface extends around the adjoining wall with cupboard and drawer space, a brushed steel Hotpoint oven beneath, brushed steel Lamona four ring gas hob to surface with cooker hood above and an accompanying wall cupboard space set on either side. To the end of these units there is an open storage alcove space and room for an upright fridge/freezer if required. uPVC obscure double-glazed entrance door to courtyard, open archway through to:

Dining Room having a westerly view out to the rear courtyard; interior leaded light style glazed door through to the walk-in cloaks cupboard. Wood style flooring, ceiling spotlight fitting and radiator. Doorway through to: Stairs Hallway with a staircase up to first floor and large walk-in under downstairs cloaks cupboard with fitted shelving and cupboard space. Door through to:

Sitting Room having a very appealing outlook across the front eastern elevation of the property from the French doors, with the bay window overlooking the grounds of the Arboretum; deep moulded period ceiling cornice, built in cupboard space to one side of the chimney breast, wood style laminate flooring and radiator.

First Floor

Landing with staircase up to second floor and doors through to:

Bedroom with a westerly view down over the rear courtyard; and radiator.

Bedroom with a pleasant easterly view out towards the neighbouring Arboretum grounds; period ceiling cornice, exposed pine floorboards, radiator and ceiling spotlights.





Second Floor

Landing with large built-in linen cupboard, shelved storage alcove, doors through to family bathroom and to:

Bedroom with a delightful outlook over the famous Arboretum park; sloping ceilings in part, wood style laminate floor covering, radiator and inset ceiling spotlight fittings.

Family Bathroom of good proportions having a westerly aspect; sloping ceilings in part, corner bath with accompanying Triton T5 shower fitting with, wall tiling and shower curtain rail above, pedestal wash hand basin and low level WC. Built-in airing cupboard containing the insulated hot water cylinder with immersion heater, tiled floor, radiator and extractor vent.

OUTSIDE

The property is generally approached by visitors from the western walk between the rear of both Arboretum View and Arboretum Avenue.

The rear entrance gate on the western walk provides access into a very pleasantly presented concrete and paved rear courtyard patio area, which is ideal for the presentation of decorative flowerpots and tubs. There is an accompanying small sleeper raised flowerbed to one corner with hydrangea and other attractive shrubs inset

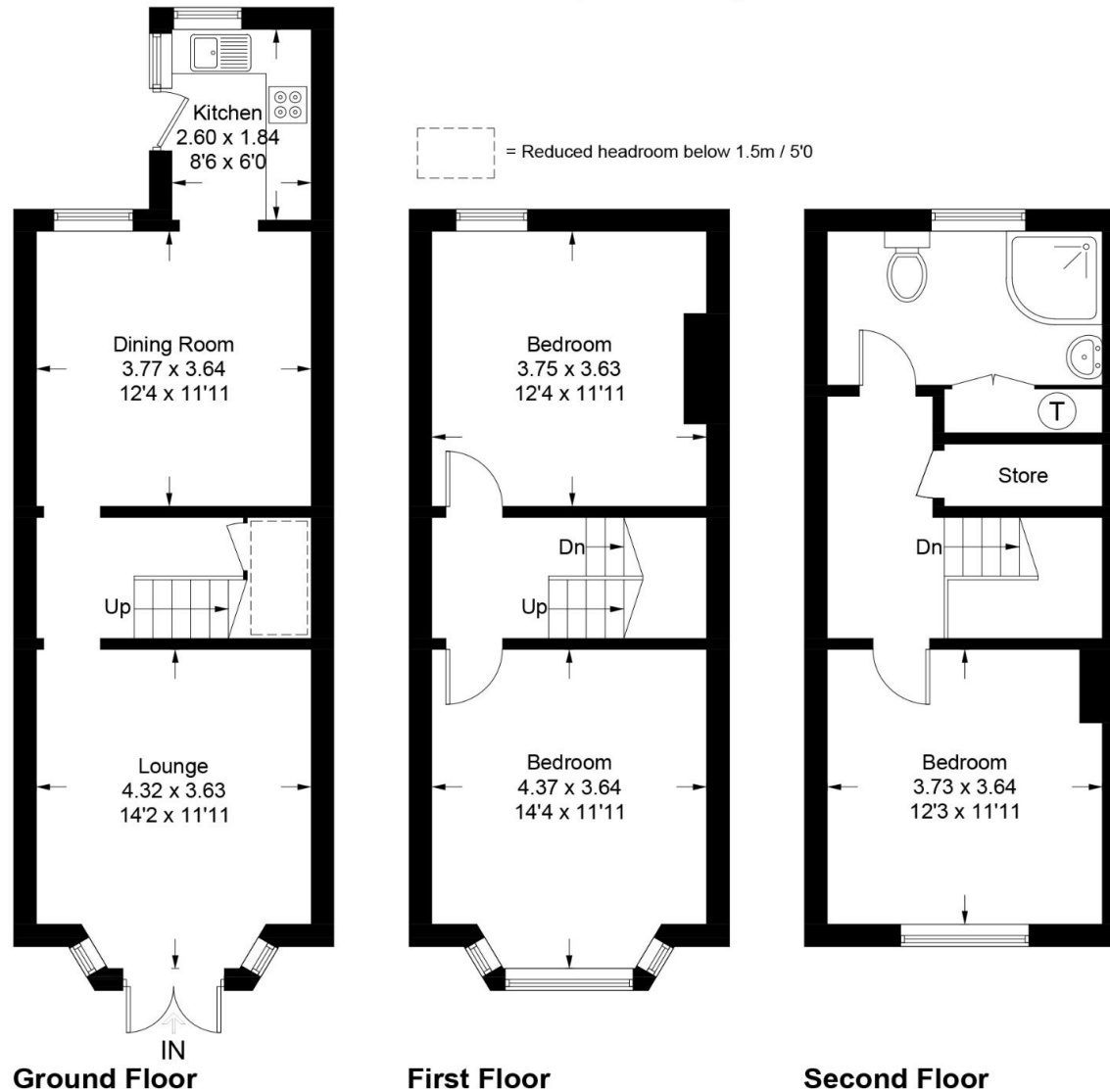
To the rear of the courtyard there is a very good-sized **Storage Shed** which could be adapted for a range of other uses, having a fluorescent lighting strip and power point.

To the eastern walk frontage of the house, overlooking the grounds of the Arboretum, is a very pleasant-sheltered gravel and paved seating area to enjoy onto which the French doors of the sitting room open. The eastern walk serving the terrace has a secure gated access running off the bottom end of Arboretum Avenue, exclusively for the residents of the terrace.

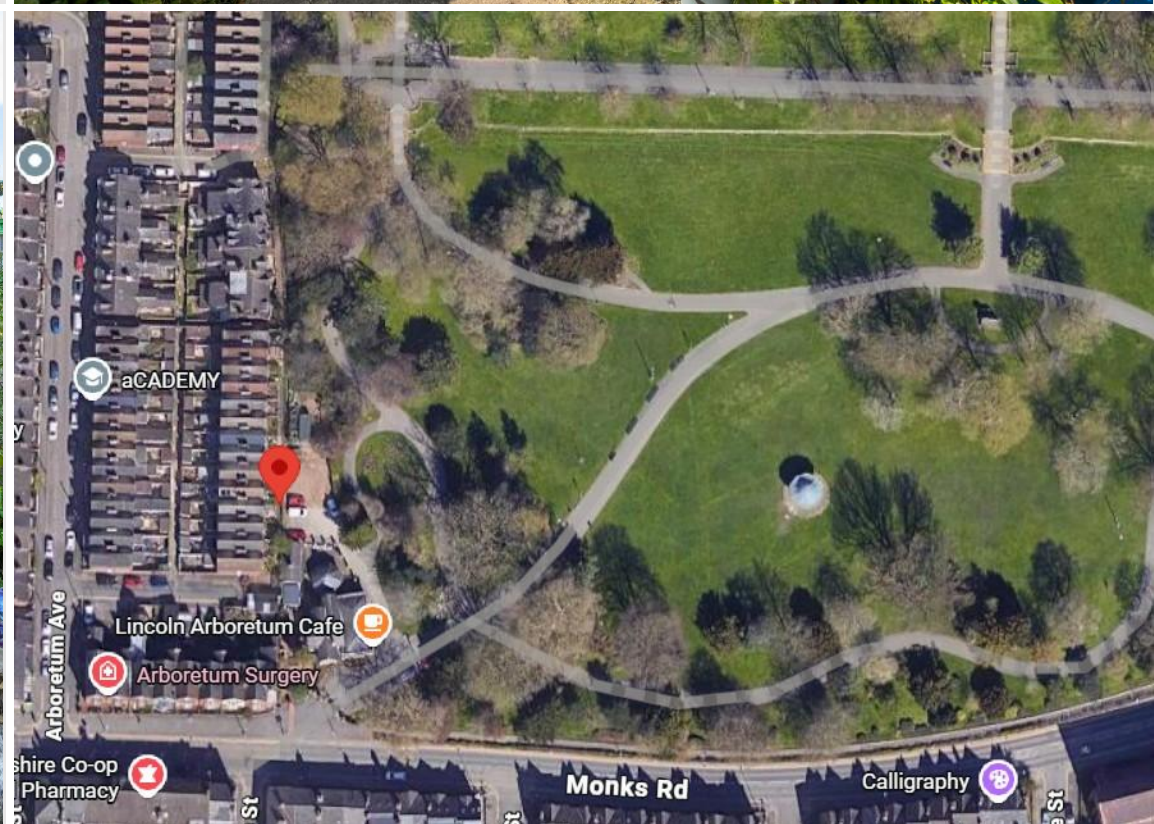


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Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 35.7 sq m / 384 sq ft
 Second Floor = 34.5 sq m / 371 sq ft
 Total = 111.4 sq m / 1198 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 floorplansUsketch.com © (ID1318395)





Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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