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39 Arboretum Avenue, Lincoln, LN2 5JE



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When it comes to
property it must be


lovelle



Asking Price £170,000



Spacious three-bedroom period terrace close to Lincoln city centre and local amenities. Featuring two reception rooms, a generous kitchen and first-floor shower room, along with an attractive enclosed rear garden. An ideal first-time buy or family home.

Key Features

- 3 Bedroom Mid-Terrace Home
- Ideal Starter Home
- Spacious Bay-Fronted Lounge
- First Floor Shower Room
- Council Tax Band: A
- Separate Dining Room
- Enclosed Rear Garden
- Generous Fitted Kitchen
- EPC rating D
- Tenure: Freehold





Introduction

Lovelle is delighted to bring to market this well-presented three-bedroom mid-terrace home, situated on the popular Arboretum Avenue within easy reach of Lincoln city centre and a wide range of local amenities. Offering generous and versatile accommodation across two floors, the property would make an ideal first-time purchase or family home.

The accommodation begins with an entrance hallway leading into a spacious front reception room, featuring a large bay window, attractive period detailing and a feature fireplace creating an appealing focal point. A separate second reception room provides excellent additional living space and could be used as a dining room, family room or home office. To the rear is a good-sized kitchen with an extensive range of fitted units, work surfaces and space for appliances, along with room for a small dining table.

To the first floor are three bedrooms, with useful, fitted storage to two of the rooms, together with a generously proportioned shower room comprising a shower enclosure, wash hand basin and WC.

Outside, the property has an attractive traditional red-brick frontage with a gated entrance and decorative railings. To the rear is a particularly pleasant, enclosed garden, initially laid to a paved courtyard which leads through to a lawned area surrounded by established hedging and planting, providing a private and manageable outdoor space.

Arboretum Avenue is conveniently positioned for access into Lincoln city centre, with its excellent selection of shops, restaurants, bars and leisure facilities, while everyday amenities and transport links are also readily accessible. The property is also well placed for Lincoln's historic Cathedral Quarter and the nearby Arboretum. Offering spacious accommodation, three bedrooms and an attractive rear garden in a convenient city location, this charming period home is well worth viewing.

Entrance Hall

1.7m x 3.94m (5'7" x 12'11")

Front entrance door, stairs leading to first floor landing.

Living Room

3.3m x 3.88m (10'10" x 12'8")

A spacious and bright living room featuring a large bay window to the front aspect, allowing plenty of natural light. The room benefits from attractive period cornicing and a feature fireplace with decorative surround, providing an appealing focal point.

Dining Room

3.61m x 3.57m (11'10" x 11'8")

A generous second reception room with a window providing natural light and attractive period cornicing. Offering excellent versatility, the room is ideal as a dining room, additional sitting room or home office.

Kitchen

6.14m x 2.21m (20'1" x 7'4")

A spacious kitchen with an extensive range of fitted wall and base units, generous worktop space and tiled splashbacks. There is ample room for a dining table, with windows providing plenty of natural light.

Ground Floor WC

1.54m x 0.86m (5'1" x 2'10")

Convenient down stairs toilet with low level WC.

Landing

1.72m x 1.66m (5'7" x 5'5")

First floor landing leading to bedrooms and bathroom.

Bedroom One

3.33m x 2.96m (10'11" x 9'8")

A generous double bedroom with ample space for bedroom furniture, benefiting from fitted wardrobes and a useful dressing table area. A large window provides plenty of natural light.

Bedroom Two

3.64m x 2.54m (11'11" x 8'4")

A spacious second double bedroom with a bright aspect and plenty of room for bedroom furniture. Benefits from fitted mirrored wardrobes providing excellent storage.

Bedroom Three

3.64m x 2.54m (11'11" x 8'4")

A good-sized third bedroom with plenty of space for furniture, benefiting from fitted mirrored wardrobes and a window providing natural light.

Shower Room

1.75m x 1.66m (5'8" x 5'5")

A spacious shower room fitted with a shower enclosure, pedestal wash basin and WC, complemented by a heated towel rail and window providing natural light and ventilation.

Rear Garden

An attractive and well-maintained enclosed rear garden, featuring a paved patio and pathway, lawned area and mature planted borders providing a good degree of privacy.

Agent's Note

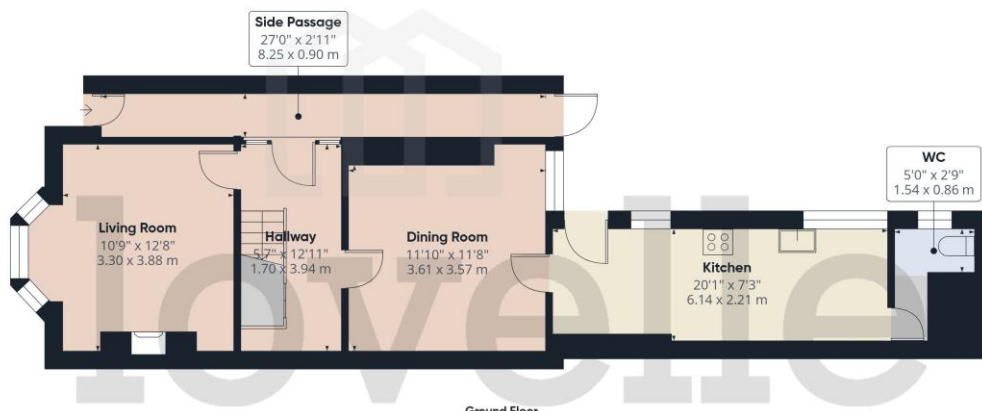
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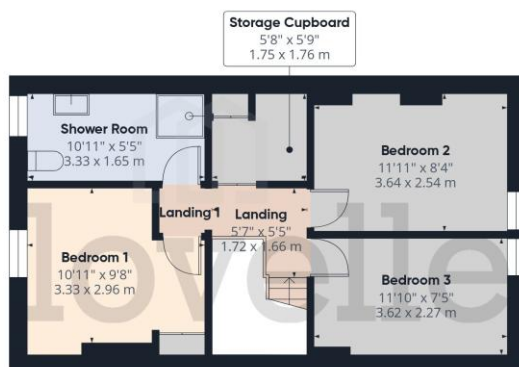
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Ground Floor



Floor 1

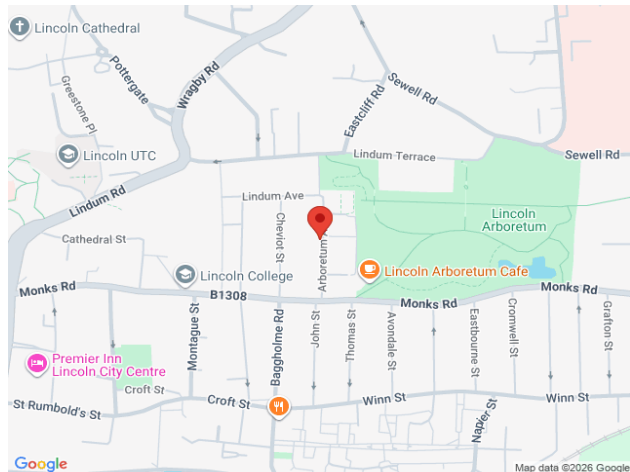
Approximate total area⁽¹⁾

1020 ft²
94.8 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		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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