NEWTON FALLOWELL



Arboretum Avenue , Lincoln

3 1 2

£175,000

- Three Bed Terraced House
- Two versatile reception rooms
- Sought-after Lincoln city location
- Private Passagway
- Close to Lincoln Arboretum green space
- Neutral décor ready to move in
- Freehold
- EPC rating D







A well-presented bay-fronted three-bedroom terraced home situated in a highly sought-after area of Lincoln. Offering neutral decor throughout and benefiting from gas central heating. The accommodation comprises private passageway, Entrance Hall, Lounge, Dining room, Kitchen, WC, Utility. Upstairs there are two double bedrooms and further single. Family Bathroom. Enclosed generously sized private garden. The property falls within Council Tax Band A and has been an EPC rating of D

The house is situated within easy reach of Lincoln's historic city centre, with its wide selection of shops, cafes, restaurants and cultural attractions, including Lincoln Cathedral and Lincoln Castle. Nearby green spaces include the renowned Lincoln Arboretum, offering landscaped gardens, walking routes and play areas. Public transport connections are convenient, with Lincoln railway station accessible from the property.

Passageway
With PVC Front door leading to the Inner Front door with further PVC door into the back garden.

Entrance Hall
Inner front door leading into the main entrance hall with staircase to the first floor and doors through to the living and dining rooms.









Living Room
Bay fronted windows with radiator.

Dining Room
With window to the rear elevation and radiator.

Kitchen
Galley style kitchen with a range of base units, sink, drainer and shelving. Oven with Hob and Extractor Fan. Door into the rear garden.

Lobby
Shelving and cupboard containing the combi boiler

Utility Area
With PVC windows to the rear

Stairs and Landing

Bedroom One
To the front elevation with two pvc windows

Bedroom Two
To the rear elevation with pvc window

Bedroom Three
To the rear elevation with pvc window

Bathroom
White three piece bathroom suite consisting of WC, Hand Basin, bath with shower over

Rear Garden
With large out building to the rear and beautiful views overlooking the city

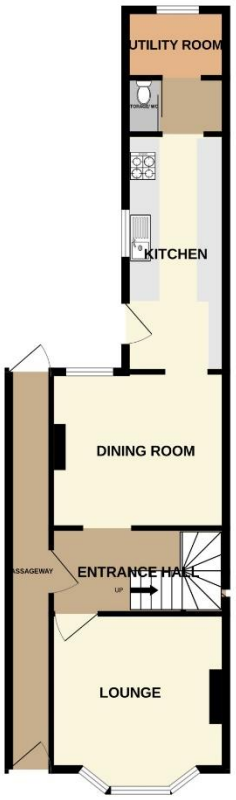
Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



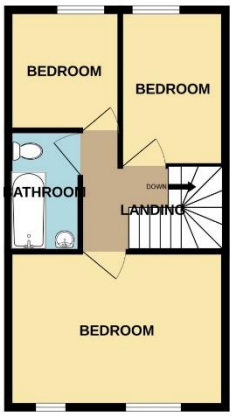




GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



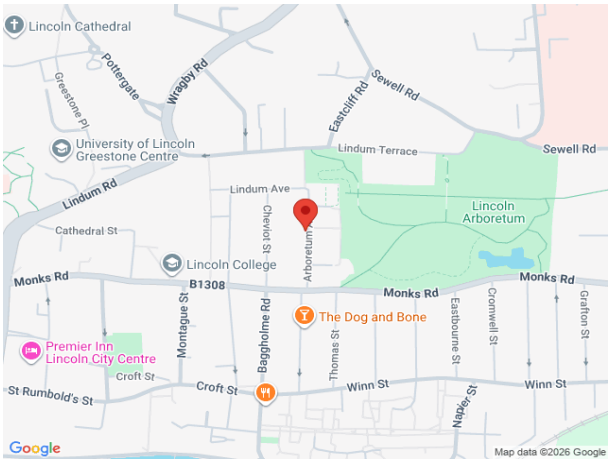
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



35 ARBORETUM AVENUE, LINCOLN LN2 5JE

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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.
Made with Metropix ©2026





NEWTONFALLOWELL

Newton Fallowell Lincoln
01522 516590
lincoln@newtonfallowell.co.uk