



2 Arboretum Avenue
Lincoln. LN2 5JE

BELL



2 Arboretum Avenue Lincoln

2 Arboretum Avenue is a delightful, period three storey, terraced property overlooking the very popular Arboretum Recreational Park. The property is within walking distance of local amenities and the City centre with its range of shopping, social and school facilities, the University and Lincoln County Hospital. Easy access to main transport hub connecting bus/train routes across the country, road connections across the county with the A46, A15 and the relatively new eastern bypass.

The accommodation comprises; entrance hall, sitting room, kitchen, ground floor bathroom and lobby; first floor has two bedrooms and family shower room; with two further bedrooms to the second floor.

ACCOMMODATION

Entrance Hall having uPVC obscure double glazed panelled entrance door, return staircase up to first floor with built in under stairs cloaks/storage cupboard space, tile style laminate flooring and radiator. Doors through to adjoining kitchen and to:

Sitting Room having a very pleasant westerly outlook across Arboretum Avenue; chimney breast with fireplace (closed) with attractive period cast-iron moulded fire surround, period deep moulded ceiling cornice, ceiling rose and radiator.

Kitchen having a pleasant outlook across the rear courtyard garden; a comprehensive range of fitted base, drawer and wall units, work surface areas with single drainer ceramic sink unit inset, with space beneath a laundry appliance.





The work surface extends across the adjoining wall with room for further white goods beneath and above range of wall units and the concealed Ideal gas fired central heating boiler. There is a tall pantry cupboard set to one side of the room. Set to the chimney breast is a further area of work surface with a brushed steel featured Zanussi oven having cupboard space set on either side below, four ring brushed steel gas hob to surface with cooker hood and tiled splash back above. Tiled floor, tiled splash back to all fitted surface areas, radiator and inset ceiling spotlights. Panel door to:

Rear Entrance Lobby with a uPVC obscure double glazed panelled rear entrance door, and door to:

Downstairs Bathroom comprising panel bath set to one wall with mixer tap/shower attachment and accompanying tile splash back, pedestal wash hand basin, WC, radiator and extractor vent.

First Floor

Landing with return staircase up to second floor. Doors to:

Bedroom with an easterly view down over Arboretum Avenue, chimney breast with fireplace (closed) and radiator.

Family Shower Room comprising shower cubicle set to one corner with appropriate shower fitting and accompanying full height wall tiling, pedestal wash hand basin with tiled splash back and low level WC. Tile style laminate flooring, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.

Bedroom with an easterly view down over the rear courtyard garden; and radiator.

Second Floor

Landing with built-in linen storage cupboard and door through to adjoining bedroom accommodation.





Bedroom having a westerly aspect and a view down over Arboretum Avenue; sloping ceilings in part, access to roof space and radiator.

Bedroom with an easterly outlook down over the rear courtyard garden; sloping ceilings in part, wood style laminate flooring and radiator.

OUTSIDE

This excellent end of terrace family home benefits from having a rear courtyard garden with direct access onto Arboretum Avenue.

A concrete pathway leads to the rear store on a good size paved patio area with the accompanying flowerbeds and borders which includes a climbing hydrangea. The current planning scheme will be left in place. The courtyard has a favourable open southerly aspect.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

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...

43 Silver Street, Lincoln. LN2 1EH.

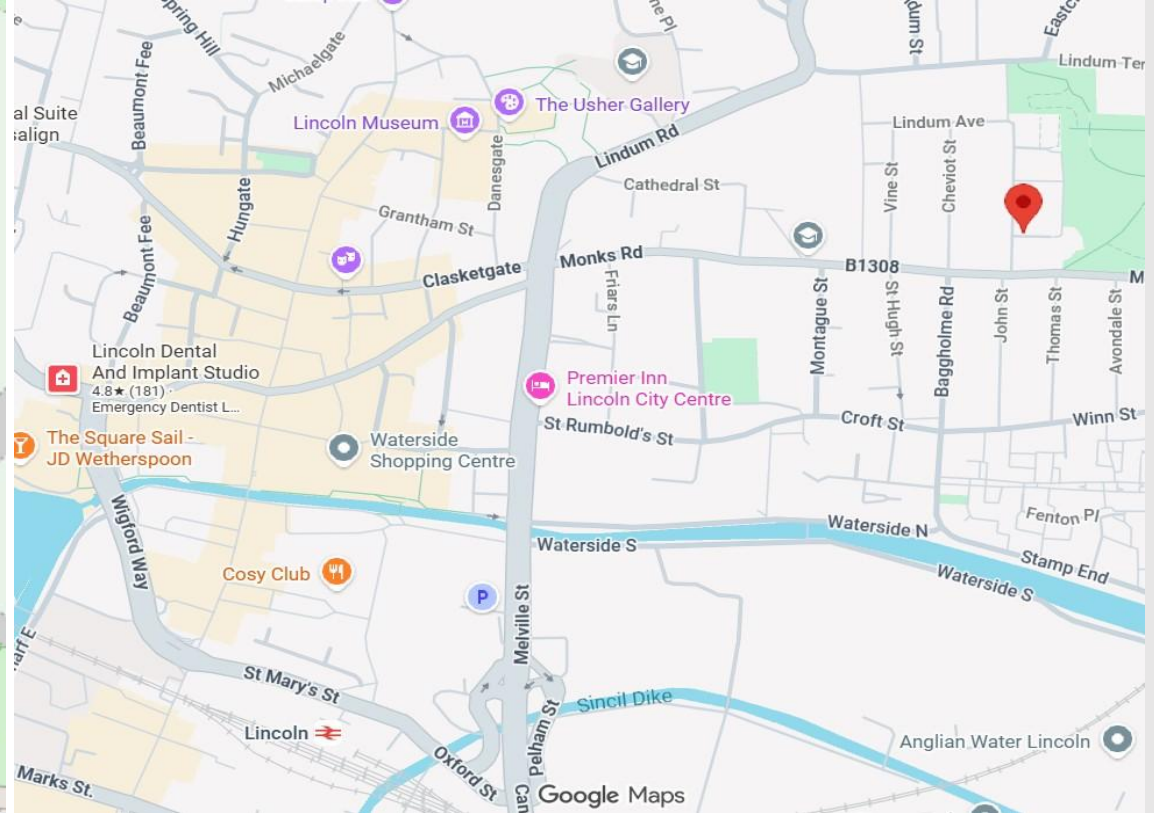
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Brochure prepared 23.6.2026




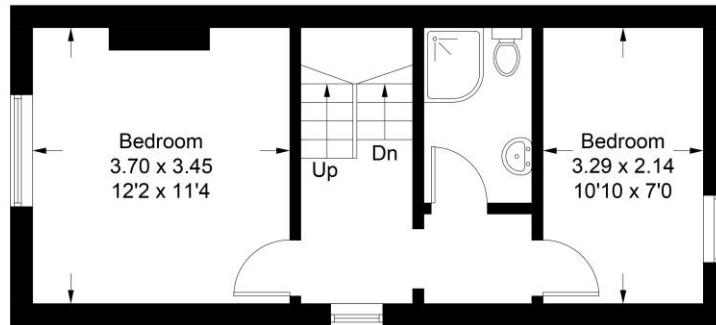


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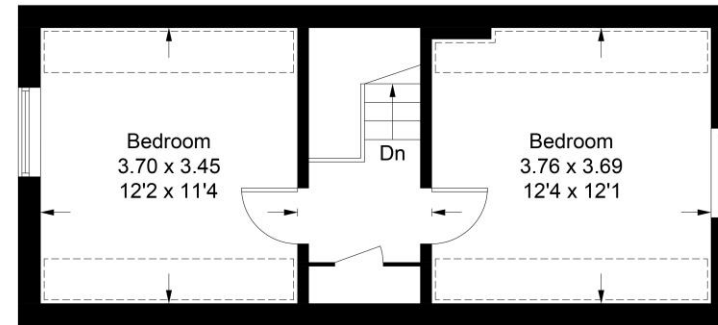
Approximate Gross Internal Area
Ground Floor = 38.5 sq m / 414 sq ft
First Floor = 33.3 sq m / 358 sq ft
Second Floor = 33.3 sq m / 358 sq ft
Total = 105.1 sq m / 1130 sq ft



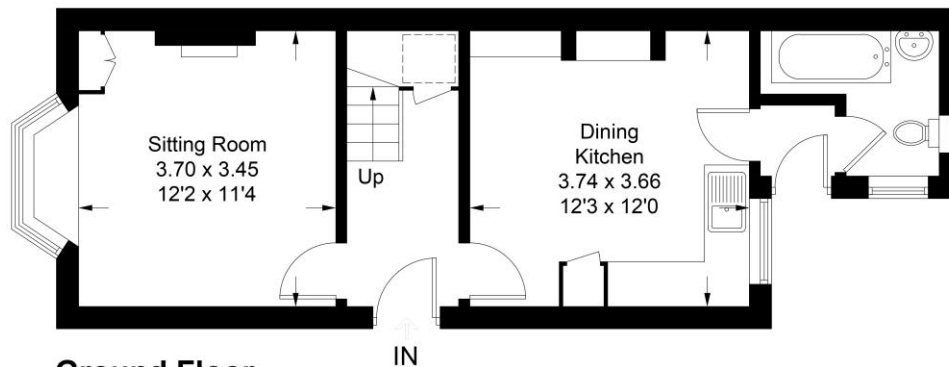
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

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.

DISCLAIMER

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