



63 East Liberty
Lincoln. LN2 5RE

BELL



63 East Liberty Lincoln

NO ONWARD CHAIN! This is a three bedroom, semi-detached family residence, recently renovated by the current owners, situated close to Lincoln County Hospital to the north of the City.

Accommodation comprises; hall, lounge, kitchen, dining room, cloakroom, conservatory, three bedrooms and family bathroom. There is a good size enclosed garden to the rear, driveway providing off street parking to the frontage.

Close access to the A46 ring road and Eastern Bypass, providing access to other areas of the city and out to surrounding villages, the A1, north and south of the county.

ACCOMMODATION

Entrance Hall having obscure double glazed panel front entrance door, staircase up to first floor, wood style laminate flooring and radiator. Doors through to kitchen and:

Lounge having a pleasant westerly view out over the front of the property and driveway from the bay window; two radiators.

Kitchen having attractive contemporary design style fitted base, drawer and wall units that catch the eye, work surface areas with single drainer stainless steel sink unit inset, integral concealed washing machine beneath and a wall cupboard above. A further area of work surface with cupboard space and brushed steel Lamona oven below, four ring ceramic hob to surface and above a brushed steel Ramona cooker hood with wall cupboard space set on either side. There is the built-in concealed Lamona fridge/freezer to one corner, a built-in pantry/broom cupboard, wood style laminate flooring, radiator and inset ceiling spotlights. Archway through to adjoining dining area, and door through to:





Cloakroom of good proportions and having a contemporary design style appointment comprising; wash hand basin with toiletry cabinet space below and low-level WC. Wood style laminate flooring, wall mounted Worcester gas fired central heating boiler, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.

Small Dining Room with wood style laminate flooring and radiator. Double glazed panel door through to:

Conservatory having a very pleasant easterly outlook over to good sized garden; and radiator.

First Floor- Landing with access to roof space.

Bedroom 3 with a westerly view down over the front garden, driveway and across East Liberty; built in wardrobe to one corner and radiator.

Bedroom 1 of excellent proportions having an easterly outlook across East Liberty; built-in wardrobe to one corner and radiator.

Bedroom 2 with a pleasant view out over the rear garden to the east; built in wardrobe to one corner and radiator.

OUTSIDE

The property is approached from the roadside across a well presented block paved driveway with accompanying parking area adjoining the front of the house.

There is pedestrian access down the south elevation of the house through to a good size rear garden with its large area of formal lawn, flowerbeds/borders and a paved patio area adjoining the rear elevation of the conservatory. There are outside light fittings and water tap.

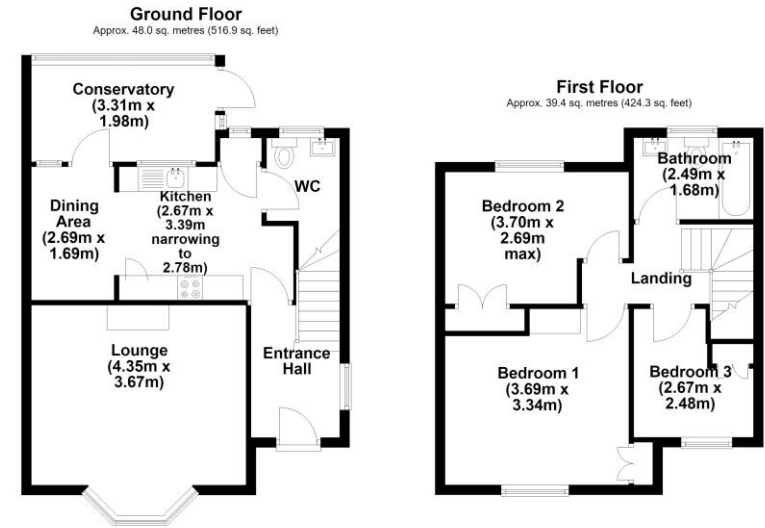
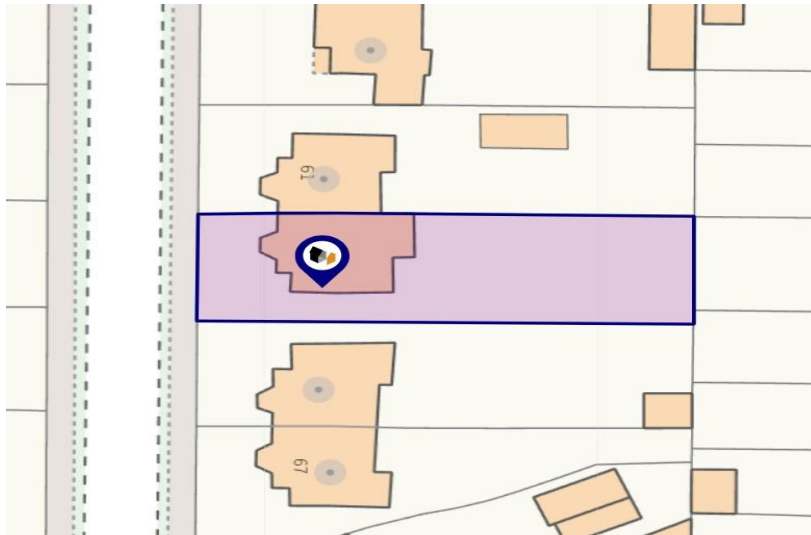
Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

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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Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 7.7.2026





Total area: approx. 87.4 sq. metres (941.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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