



65 Eastbrook Road  
Lincoln, Lincolnshire, LN6 7ES

£400,000

## 5 Bedroom Detached House

- Freehold
- Detached dormer style house
- Five bedrooms
- Double garage with inspection pit & separate single garage
- Excellent plot
- Unique opportunity
- Highly sought after location
- Two receptions rooms
- Bathroom & shower room
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 65 Eastbrook Road, Lincoln, Lincolnshire, LN6 7ES](#)



## Overview

Situated on a generous plot, Eastbrook Road is a well-proportioned five-bedroom detached dormer-style home offering versatile living space, ideal for families or those seeking flexible accommodation.

The ground floor features a welcoming entrance hallway, lounge, a separate dining room, fitted kitchen, family bathroom, and two spacious bedrooms, offering excellent flexibility for ground floor living or home working.

To the first floor, there are three further well-sized bedrooms and a shower room, providing comfortable accommodation for larger households.



The property benefits from extensive off-road parking and superb garage facilities, including a double garage with an inspection pit—perfect for car enthusiasts or workshop use—as well as an additional single garage.

Occupying an excellent plot with ample outdoor space, this property presents a fantastic opportunity to create a long-term family home, with scope for further enhancement subject to the necessary permissions.

Ideally located within a popular residential area of Lincoln, the property enjoys convenient access to a range of local amenities including shops, schools, and transport links. The historic Lincoln city centre, with its wide selection of retail, dining, and leisure facilities, is just a short distance away, making this an excellent choice for those seeking both space and accessibility.

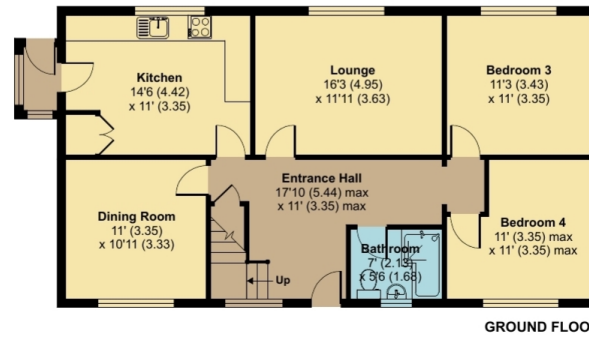
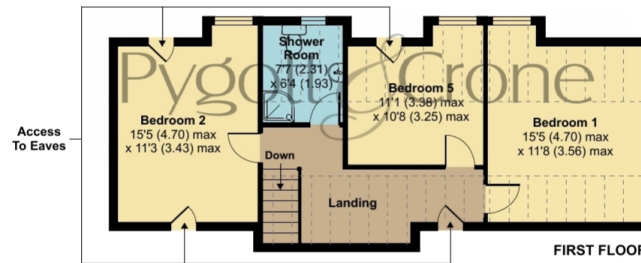
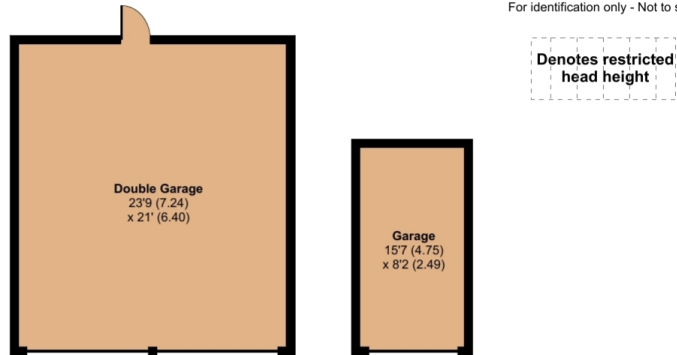




# Eastbrook Road, Lincoln, LN6

Approximate Area = 1269 sq ft / 117.9 sq m  
 Limited Use Area(s) = 285 sq ft / 26.5 sq m  
 Garages = 627 sq ft / 58.2 sq m  
 Total = 2181 sq ft / 202.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1440771



## Location



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