



97 Ruskin Avenue

Lincoln, LN2 4DF

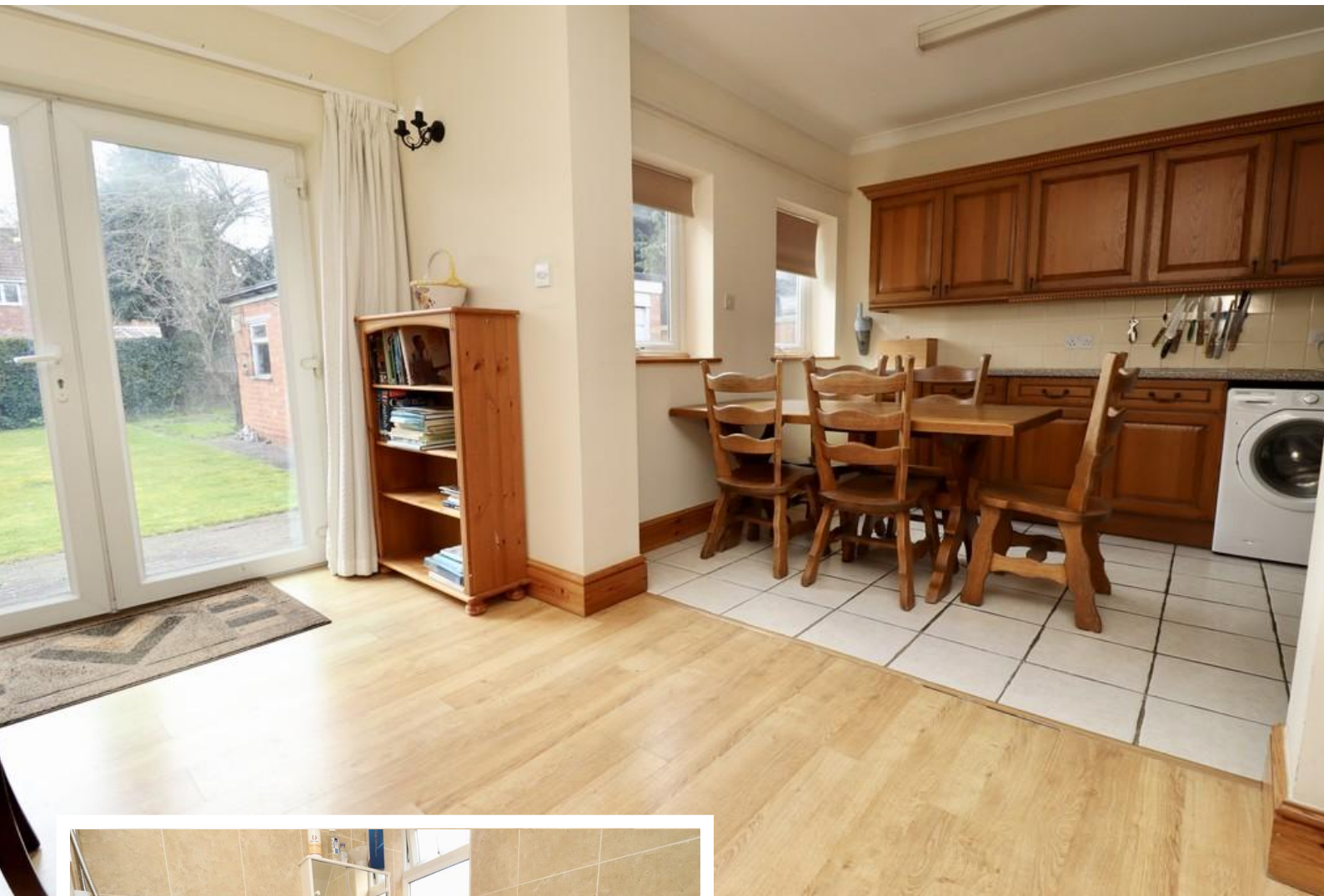


Book a Viewing!

£275,000

An extended three bedroom bay-fronted semi-detached house in the Uphill Area of Lincoln. The property has well-presented and spacious accommodation comprising of Hall, Lounge/Dining Room, Sitting Room, Kitchen/Breakfast Room, Wet Room and a First Floor Landing leading to three Bedrooms, Dressing Room/Study and a Shower Room. Outside there is a block paved driveway to the front, generous garden to the rear, a detached Single Garage. Viewing is highly recommended to appreciate what this family home offers. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

HALL

With staircase to the first floor and radiator.

SITTING ROOM

12' 3" x 11' 1" (3.74m x 3.40m) With double glazed bay window to the front aspect and radiator.

LOUNGE/DINING ROOM

French doors to the rear garden, double glazed window to the side aspect, wall mounted gas fire, laminate flooring and two radiators.

KITCHEN/BREAKFAST ROOM

20' 3" x 9' 1" (6.18m x 2.77m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine, tumble dryer and fridge freezer, tiled flooring, tiled splashbacks, radiator and double glazed windows to the side and rear aspects.

WET ROOM

Fitted with a three piece suite comprising of wet room shower, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 1" x 11' 1" (3.39m x 3.39m) With double glazed window to the front aspect, fitted wardrobes, laminate flooring and radiator.

BEDROOM 2

14' 2" x 12' 2" (4.32m x 3.71m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 3

11' 9" x 9' 3" (3.59m x 2.84m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

DRESSING AREA/STUDY

8' 7" x 7' 8" (2.63m x 2.36m) With access to bedroom 3, double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, airing cupboard, partly tiled walls, radiator and double glazed window to the front aspect.

OUTSIDE

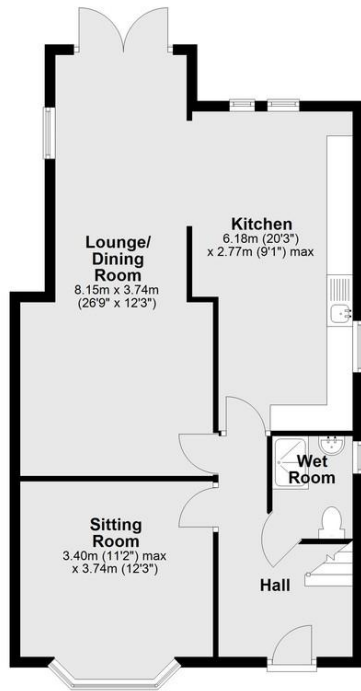
To the front of the property there is a large block paved driveway providing off street parking for multiple vehicles. To the rear of the property there is a detached garage with an up and over door to the front, personal door and window to the side. To the rear of the property there is a generous garden laid mainly to lawn with a block paved patio seating area, shrubs, trees and flowerbeds.





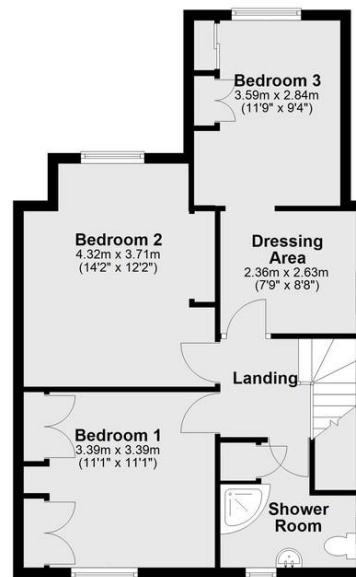
Ground Floor

Approx. 67.0 sq. metres (720.6 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 123.2 sq. metres (1325.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

WEBSITE

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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