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2 Rusland Close, Lincoln, LN2 4UJ



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property it must be

  
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Asking Price: £180,000



Ideal for first-time buyers or investors. Well-presented two-bedroom semi-detached home in a popular north Lincoln location, close to shops, schools and amenities. Offering a spacious kitchen diner with French doors to the garden, modern bathroom, off-street parking. No onward chain.

### Key Features

- Semi-detached house
- Popular location North of Lincoln
- Ideal starter home
- Perfect for investment
- Bathroom with shower
- Living room & kitchen-diner
- 2 bedrooms to the first floor
- Enclosed garden & driveway to front
- EPC rating D
- Tenure: Freehold



## Introduction

Situated within a popular residential area to the north of Lincoln City, this attractive semi-detached home offers well-presented accommodation ideal for first-time buyers or investors alike. The property is conveniently located close to a range of shops, schools, and local amenities, with excellent transport links into the city centre.

The ground floor features a welcoming entrance porch leading into a comfortable living room, decorated in neutral tones and enjoying a pleasant front aspect. Double doors open through to a spacious kitchen diner fitted with a range of units and ample space for appliances, with French doors opening directly onto the rear garden, creating a bright and sociable space for everyday living. Upstairs, there are two good-sized bedrooms and a modern family bathroom fitted with a white three-piece suite and contemporary tiling.

Outside, the property benefits from a low-maintenance rear garden that offers a paved seating area and gravelled space enclosed by fencing and brick walls, providing a private and secure outdoor setting. To the front, there is a driveway providing off-street parking.

This lovely home represents an ideal step onto the property ladder or a straightforward buy-to-let investment opportunity in a consistently sought-after area.

## Entrance Porch

1.15m x 0.96m (3'10" x 3'1")

The porch provides a useful entrance area to the home, with space for hanging coats and storing shoes. It offers a practical buffer between the outdoors and the main living space, keeping the interior tidy and organised.

## Living Room

4.19m x 3.44m (13'8" x 11'4")

The living room is a bright and comfortable space, decorated in neutral tones with a large front-facing window providing plenty of natural light. There's space for a sofa and additional seating, with an open staircase leading to the first floor and double doors through to the kitchen diner, creating a practical and easy flow to the ground floor.

## Kitchen-Diner

4.21m x 2.72m (13'10" x 8'11")

The kitchen diner offers a generous and practical space, fitted with a range of wall and base units providing ample storage and work surfaces. There's space for appliances and a dining table, making it ideal for everyday use. A window and French doors to the rear fill the room with natural light and open directly onto the garden, creating a pleasant connection between indoor and outdoor living.

## Landing

1.83m x 0.81m (6'0" x 2'8")

The landing is a small central area providing access to the bedrooms and bathroom, with a hatch giving access to the roof space for additional storage.

## Bedroom 1

3.17m x 2.93m (10'5" x 9'7")

Bedroom One is a good-sized double room with a window to the front aspect, offering a pleasant outlook and plenty of natural light. Neutrally decorated and well-proportioned, it provides ample space for furniture and makes an inviting main bedroom.

## Bedroom 2

3.25m x 2.3m (10'8" x 7'6")

Bedroom Two is a comfortable and neatly presented room with a window overlooking the rear garden. It's ideal as a single bedroom, guest room, or study, offering flexibility to suit a range of needs.

## Bathroom

1.8m x 1.69m (5'11" x 5'6")

The bathroom has been upgraded in recent years by the current owners and is fitted with a modern white three-piece suite comprising a panelled bath with shower over, wash basin, and WC. Finished with stylish wall tiling, a chrome heated towel rail, and a window providing natural light, it offers a clean and contemporary space.

## Enclosed Rear Garden

The rear garden is designed for easy maintenance, featuring a paved patio area and gravelled sections enclosed by fencing and brick walls. There's space for outdoor seating and planting, along with a useful timber shed for storage. The garden offers a pleasant, private outdoor area that's ideal for relaxing or entertaining.

## Driveway

The driveway to the front of the property is laid to gravel, providing off-street parking for multiple vehicles. There is also access to the rear garden via a side gate to the right of the property.

## Agents Note

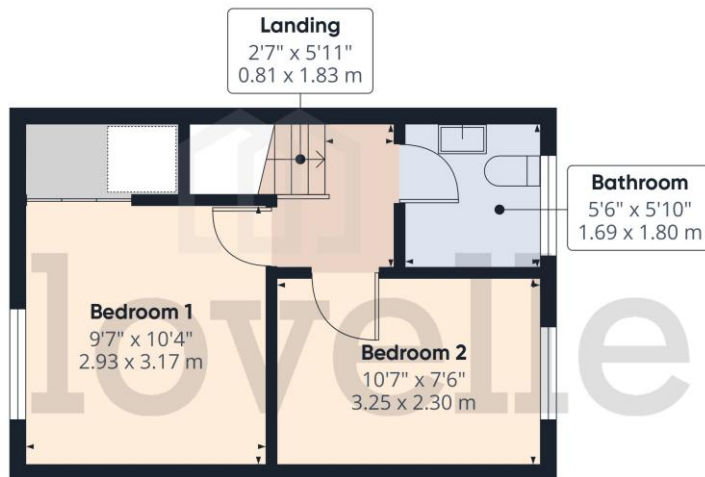
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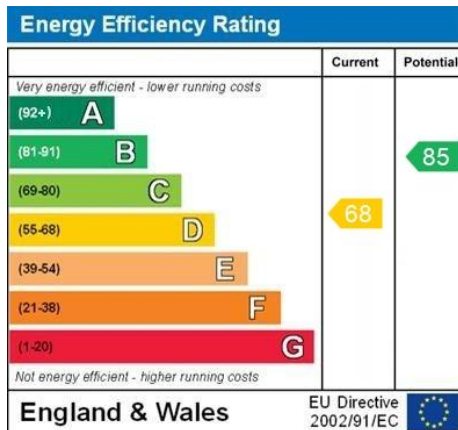
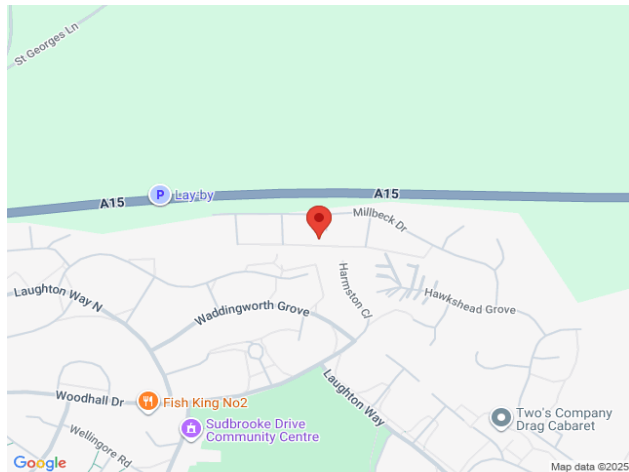


Approximate total area<sup>(1)</sup>  
546 ft<sup>2</sup>  
50.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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