



- Extended Semi-Detached House
- Fully Renovated
- 3 Bedrooms
- 34ft Lounge Diner
- High Specification Kitchen
- 3 Piece Family Bathroom
- Stunning Rear Garden With Outbuilding
- Driveway Parking

Rufford Green, Lincoln, LN6 7UU,
£255,000





Situated in the popular Boutham Park area of Lincoln is this extended 3 bedroom semi-detached house. Having being fully renovated from 2021 by the current owners. The property has undergone a complete finish of high specification interiors. The ground floor comprises of entrance porch, entrance hall, a newly fitted downstairs WC, 24'0" lounge diner, a Wren kitchen with quartz worktops and integral appliances and an extended dining room with sliding doors and views over the rear garden. The ground floor is completely covered by porcelain tiled wood effect flooring with underfloor heating (minus the entrance porch). With the kitchen including a range of integral appliances such as Hoover electric fan oven, integral dishwasher, washing machine and Bosch microwave. Rising to the first floor are 3 bedrooms, the master bedroom having a bay fronted window to front aspect. All bedrooms benefits from the use of a 3 piece bathroom suite which comes with a modern stylish and tiled finish and includes a electric shower over the bathtub. There is a spacious landing with access to the loft which is partially boarded with insulation and lighting and a newly fitted gas central heating combination boiler. To the rear of the property there is a landscaped rear garden with a multiple patio seating areas and an impressive flower arrangement which provides an abundance of colour. Furthermore there is an outbuilding with power and lighting, uPVC windows and a workbench. To the front of the property there is driveway off street parking and a landscaped garden space. The area of Boutham Park is well regarded due to it's close proximity to Lincoln city centre which is within walking distance to local amenities such as schooling at primary and secondary levels, doctors surgery, Co-op foodstore, post office, Boutham Park and excellent bus routes to and from the city. For more information and viewing arrangements. Contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Having brick base with uPVC surround and front door entrance, new fibre glass roof in 2024, tiled flooring and access into:

Entrance Hall

Having porcelain tiled wood effect flooring with underfloor heating.

Downstairs WC (Formerly Pantry)

Having low level WC, hand wash basin unit, uPVC double glazed obscured window to side aspect and houses the newly fitted consumer unit. The old coal slab still remains but is hidden behind the WC.

Lounge Diner

20' 4" max x 11' 7" (6.19m x 3.53m)

Having disconnected gas fireplace, uPVC double glazed bay window to front aspect, sliding doors to rear aspect leading onto rear garden, underfloor heating with porcelain tiled wood effect flooring and thermostat control.

Kitchen (Fitted 2021)

8' 2" x 8' 8" (2.49m x 2.64m)

Having a Wren kitchen with quartz worktops, a newly fitted Hoover electric fan oven with 4 ring gas hob over and extractor, integral dishwasher, washing machine and Bosch microwave and uPVC double glazed window to side aspect, porcelain tiled wood effect flooring with underfloor heating and opens out into:

Dining Room

11' 0" x 8' 1" (3.35m x 2.46m)

Having uPVC sliding doors to rear aspect, uPVC double glazed window to side aspect and porcelain tiled wood effect flooring with underfloor heating.

First Floor Landing

Having uPVC double glazed window to side aspect, loft access with the loft being boarded, insulated, light and pull down ladder and housing gas central heating boiler (fitted 2021 and comes with a full service history).

Master Bedroom

10' 8" plus bay x 11' 6" (3.25m x 3.50m)

Having uPVC double glazed bay window to front aspect and radiator.

Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

7' 9" x 8' 3" (2.36m x 2.51m)

Having uPVC double glazed window to rear aspect.

Bathroom

Having a three piece bathroom suite with bathtub and electric shower over, hand wash basin unit with low level WC. Finished with a tiled surround, tiled floor, chrome heated towel rail and a uPVC double glazed obscured window to the front aspect.

Outside Rear

Being enclosed with fenced perimeters, being mostly laid to lawn and having a patio arrangement with a selection of raised flowerbeds. A secret garden area which leads to a patio space with access to a brick built outbuilding. Additional power sockets and water source.

Outbuilding

Having external power sockets, power and lighting and 2 uPVC double glazed windows.

Outside Front

Having driveway parking and access to front door entry.

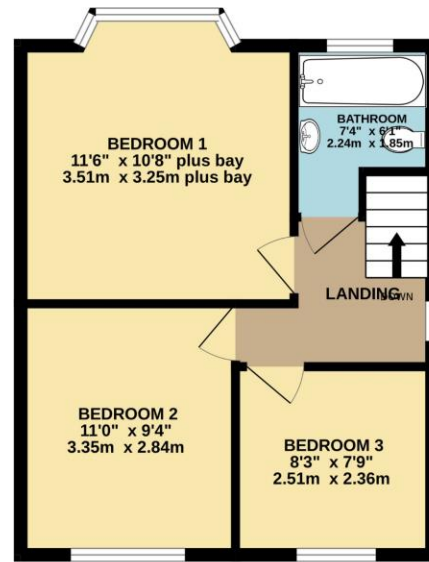
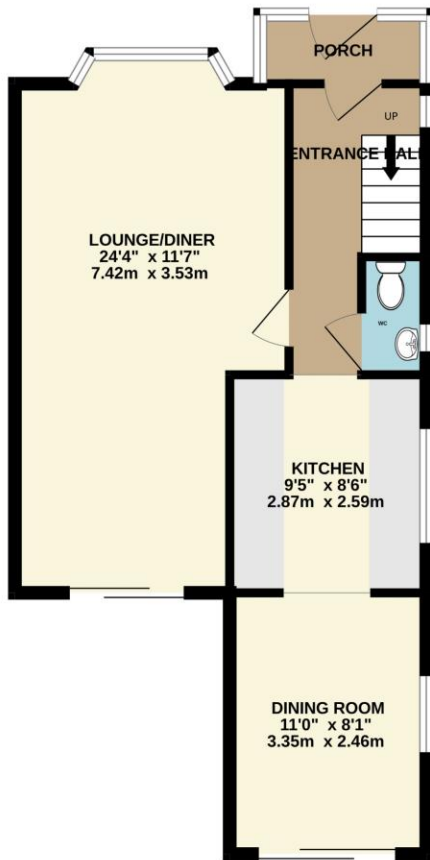




GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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