



- Detached Family Home
- Pleasant Cul-De-Sac Position
- 3 Bedrooms
- Modern Kitchen & Bathroom

- Driveway & Garage
- Large Rear Garden
- NO CHAIN!
- Call Today To View!

Ringwood Close, Lincoln, LN6 0LN  
Offers In Region Of £250,000







Located in a cul-de-sac position is this detached family home which stands upon a generous sized plot on Ringwood Close. Accommodation briefly comprises spacious entrance hallway, 14'0" lounge which opens into a separate dining room with sliding patio door leading into conservatory. Recently remodelled kitchen, spacious utility, additional garden room/garden store, ground floor WC, first floor landing, 3 well-proportioned bedrooms and a spacious modern first floor bathroom. Outside the property benefits from driveway parking, a single garage and a generous sized garden to the rear which is mainly laid to lawn. NO CHAIN. Call today to view. Council tax band: C. Freehold.





### Entrance Hallway

Having a uPVC front entrance door, a radiator, an understairs storage area, and stairs rising to the first floor.

### Lounge

14' 0" x 12' 10" max (4.26m x 3.91m)

Having a coal-effect gas fireplace with an ornamental surround and a radiator. Opening into:

### Dining Room

9' 10" x 8' 6" (2.99m x 2.59m)

Having a radiator, coved ceiling, and sliding patio door leading into:

### Conservatory

15' 6" x 8' 8" (4.72m x 2.64m)

Having laminate flooring with large windows and a glazed door overlooking the garden.

### Kitchen

10' 6" x 9' 10" max (3.20m x 2.99m)

Having recently remodelled and having a range of matching handleless wall and base units, 2 carousel units, attractive work surfacing with matching upstands, multi coloured LED pelmet lighting, one and a half bowl single drainer sink with mixer taps over, space for a cooking range with cooker hood over, vinyl flooring, LED downlights.

### Utility

7' 9" x 7' 6" (2.36m x 2.28m)

Having plumbing for a washing machine with work surfacing over, space for a range of additional appliances, vinyl flooring, LED downlights, and a door leading to:

### Garden Room/Garden Store

15' 4" x 8' 8" max (4.67m x 2.64m)

Having an additional side entrance door. Door leading to the rear garden.

### Ground Floor WC

Having high-level WC, wash hand basin, and tiled effect flooring.

### First Floor Landing

Having access to loft.

### Bedroom 1

14' 4" x 10' 0" (4.37m x 3.05m)

Having fitted wardrobes with matching chest of drawers and shelving, a radiator and LED downlights.

### Bedroom 2

11' 2" x 9' 8" (3.40m x 2.94m)

Having a radiator and an airing cupboard housing a Baxi combination condensing central heating boiler.

### Bedroom 3

8' 10" x 8' 8" (2.69m x 2.64m)

Having a radiator.

### Family Bathroom

Having a modern 3-piece suite comprising an oversized 'P' shaped panelled shower bath with mains-fed rainfall shower, an additional handheld shower and glass shower screen, a wash hand basin set in a vanity unit, a low-level WC, ceramic tiled floor, a radiator, part tiled walls, LED downlights and an extractor.

### Outside Front

To the front of the property, there is a lawned garden area and a concrete driveway leading to the garage, a path at the side with a door leading into the garden room/garden store. Gate at the opposite side leading to the rear garden.

### Garage

16' 3" x 8' 1" (4.95m x 2.46m)

Having an up-and-over door, power, and light.

### Outside Rear

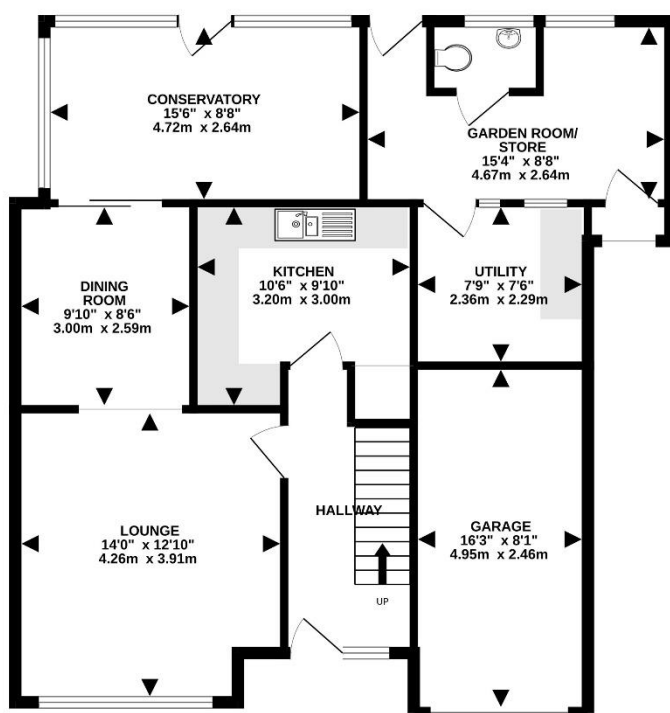
To the rear of the property is a generous sized garden which is mainly laid to lawn with a variety of shrubs and trees, a raised flower bed, and a decking area.

### Agents Note

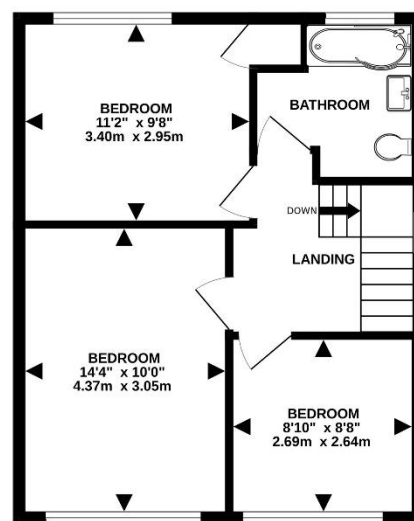
Many items of furniture/appliances may be included as part of a sale. Subject to negotiation. Call today for further information.







**GROUND FLOOR**  
900 sq.ft. (83.7 sq.m.) approx.



**1ST FLOOR**  
452 sq.ft. (42.0 sq.m.) approx.

**TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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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