



**Ruskin Avenue, Lincoln LN2 4BU**

**welcome to**

**Ruskin Avenue, Lincoln**

Situated in the popular uphill Lincoln area on a corner plot is this three bedroom semi-detached home enjoying local access to a range of amenities, double bedrooms, three reception rooms, garage and driveway parking! Call now to view!





**Ground Floor**



**First Floor**

**Lounge**  
12' 9" x 13' 9" ( 3.89m x 4.19m )

**Snug**  
8' 8" x 11' 8" ( 2.64m x 3.56m )

**Kitchen**  
9' 5" x 10' 2" ( 2.87m x 3.10m )

**Conservatory**  
12' 4" x 9' 9" ( 3.76m x 2.97m )

**Bathroom**

**First Floor Landing**

**Bedroom One**  
13' 1" x 10' 9" ( 3.99m x 3.28m )

**Bedroom Two**  
13' 1" x 10' 9" ( 3.99m x 3.28m )

**Bedroom Three**  
9' 7" x 10' 3" ( 2.92m x 3.12m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Ruskin Avenue, Lincoln

- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR119797](http://williamhbrown.co.uk/Property/LCR119797)



Property Ref:  
LCR119797 - 0004

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