



**Ridgewell Close, Lincoln, LN6 3QQ**



**welcome to**  
**Ridgewell Close, Lincoln**

Early viewing is essential for this well presented terraced home situated within a sought after residential location near to a range of amenities, with the additional benefit of no onward chain and gardens to the front and rear.



### **Entrance Porch**

3' 3" x 2' 7" ( 0.99m x 0.79m )

### **Lounge**

14' 8" x 11' ( 4.47m x 3.35m )

With double glazed window to the front, carpet flooring and radiator.

### **Kitchen**

11' 1" x 8' ( 3.38m x 2.44m )

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, freestanding electric cooker, space for washing machine, part tiling to the walls, vinyl flooring and radiator.

### **First Floor Landing**

With built in storage, loft access point, carpet flooring and airing cupboard.

### **Bedroom One**

8' 5" x 11' ( 2.57m x 3.35m )

With two double glazed windows to the front, carpet flooring and radiator.

### **Bedroom Two**

8' 9" x 6' 2" ( 2.67m x 1.88m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bathroom**

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, vinyl flooring, part tiling to the walls and radiator.

### **Outside**

Property benefits from a garden to the front with pathway to the front door and an area of lawn as well as driveway parking to the left. To the rear is a fully fence panel enclosed garden with areas of gravel and lawn.



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welcome to

## Ridgewell Close, Lincoln

- GUIDE PRICE £130,000-140,000
- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- WELL PRESENTED TERRACED HOME
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121161 - 0006

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