



Rufford Green, Lincoln



**£220,000**

- Semi-Detached Bay Fronted House
- Three Bedrooms
- Large Rear Garden
- Modern Family Bathroom
- Garage & Driveway
- Sought After Location
- Tenure: Freehold
- EPC Rating C



Well presented THREE BEDROOM Semi-Detached House located in the popular Boutham Park Area Of Lincoln. Perfectly positioned within walking distance of the local shops, doctors and schools.

The accomodation on offer comprises Entrance Hall, Lounge Diner, Kitchen and Utility to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Externally the Property offers driveway with room for up to four cars leading to a detached single garage. To the rear there is a larger than adverse lawned garden with patio area and summer house.

The property further benefits from gas central heating and uPVC double glazing throughout.

### Entrance Hall

With a window to the side aspect and stairs to the first floor.

### Lounge Diner 23'7" x 11'8" (7.2m x 3.6m)

With a bay window to the front aspect, window to the rear aspect and radiator.



### **Kitchen** 6'0" x 7'10" (1.8m x 2.4m)

With a window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, single oven, four ring gas hob, space and plumbing for washing machine.

### **Utility Room** 6'7" x 5'4" (2m x 1.6m)

With a door leading to the rear garden, space for a tumble dryer and fridge/freezer.

### **Landing**

With a window to the side aspect and stairs to the ground floor.

### **Bedroom One** 12'11" x 11'8" (3.9m x 3.6m)

With a bay window to the front aspect and radiator.

### **Bedroom Two** 11'1" x 9'0" (3.4m x 2.7m)

With a window to the rear aspect and radiator.

### **Bedroom Three** 7'5" x 6'3" (2.3m x 1.9m)

With a window to the front aspect and radiator.

### **Bathroom**

With a window to the rear aspect, low level wc, wash hand basin, enclosed shower, panelled bath and radiator.

### **Outside**

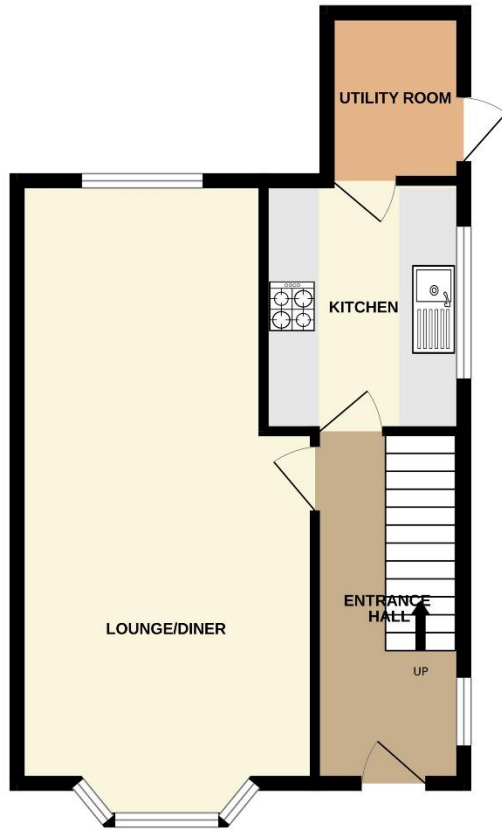
To the front of the property is a shared paved driveway and garage. To the rear is an enclosed garden with lawn, patio and brick outbuilding.

### **Agents Note**

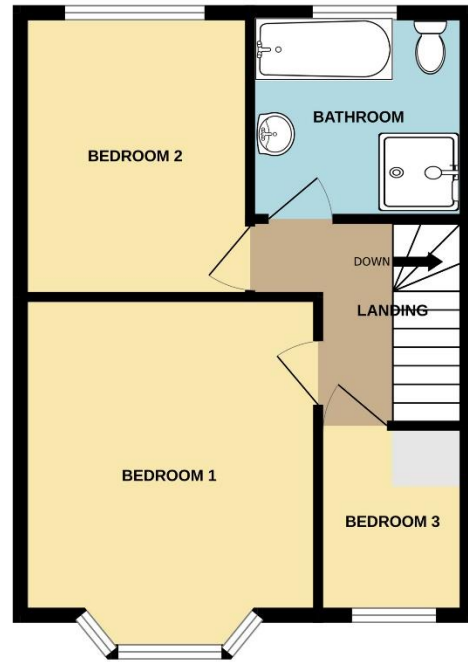
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GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



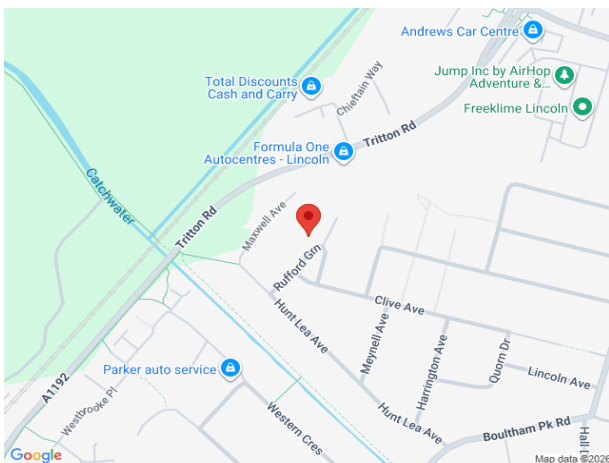
1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



RUFFORD GREEN, LINCOLN, LN6 7UU

TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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