

Buy. Sell. Rent. Let.

lovelle



Ruskin Avenue, Lincoln



3



1



2

When it comes to
property it must be


lovelle



£280,000



A beautifully presented three-bedroom semi-detached home located in a prime uphill Lincoln position. Offering two reception rooms, a snug, spacious kitchen diner, three generous bedrooms, a four-piece family bathroom, driveway parking, garage and a

Key Features

- Three-bedroom semi-detached home
- Sought-after uphill Lincoln location
- Lounge with bay window and feature log burner
- Second reception room with electric fire and garden access
- Large, well-appointed kitchen diner
- Downstairs WC and integral single garage
- EPC rating C
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



Situated in a highly sought-after position in uphill Lincoln, this beautifully presented three-bedroom semi-detached home on Ruskin Avenue offers generous living space, quality finishes throughout and is ready to move straight into.

The accommodation is accessed via a welcoming entrance hall which leads into the main lounge, a warm and inviting space featuring a log burner and a large bay window allowing plenty of natural light. A second reception room provides excellent versatility, complete with an electric fire and French doors opening directly onto the rear garden and positioned between the hallway and kitchen is a cosy additional living space, ideal as a snug or reading area.

To the rear of the property is a spacious kitchen diner, finished to a high standard and offering ample storage, worktop space and room for a dining table, making it perfect for everyday family living and entertaining. The ground floor also benefits from a downstairs WC and internal access to the integral single garage.

Upstairs, the first floor hosts three very well-proportioned bedrooms, all offering excellent space for furniture. The accommodation is completed by a stylish four-piece family bathroom, comprising a separate shower enclosure, bath, wash basin and WC.

Externally, the property enjoys a large driveway to the front providing ample off-road parking. To the rear is a lovely garden, predominantly laid to lawn with patio seating areas – ideal for outdoor dining and relaxing.

Located in a prime uphill Lincoln position, the property is within easy reach of a wide range of local amenities, schools, transport links and green spaces. This is a fantastic opportunity to acquire a gorgeous family home in one of Lincoln's most desirable residential areas.

Entrance Hall

4.31m x 2.46m (14'1" x 8'1")

Welcoming entrance hall providing access to the main living areas and staircase rising to the first floor.

Lounge

3.9m x 3.74m (12'10" x 12'4")

A bright and comfortable reception room featuring a bay window to the front aspect and a characterful log burner, creating a warm and inviting space.

Second Reception Room

4.15m x 3.75m (13'7" x 12'4")

A versatile additional living space with an electric fire and doors opening out to the rear garden, ideal as a dining room, snug or home office.

Snug

2.41m x 2.47m (7'11" x 8'1")

Positioned between the hallway and kitchen, this cosy additional living space is ideal as a snug or reading area.

Kitchen Diner

3.55m x 5.4m (11'7" x 17'8")

A generous kitchen diner fitted with a range of modern units and ample worktop space, with room for a dining table – perfect for family living and entertaining.

WC

1.43m x 2.16m (4'8" x 7'1")

Conveniently located cloakroom fitted with a low-level WC and wash basin.

Integral Garage

5.61m x 2.27m (18'5" x 7'5")

Single garage with internal access from the ground floor, offering storage or secure parking.

Landing

1.81m x 1.63m (5'11" x 5'4")

Spacious first-floor landing providing access to all bedrooms and the family bathroom.

Bedroom One

3.35m x 3.02m (11'0" x 9'11")

A very good-sized double bedroom with ample space for wardrobes and additional furniture.

Bedroom Two

3.42m x 2.57m (11'2" x 8'5")

Another generously proportioned bedroom, ideal as a second double or guest room.

Bedroom Three

2.43m x 3.02m (8'0" x 9'11")

A well-sized third bedroom, suitable for a child's room, home office or nursery.

Family Bathroom

2.48m x 2.47m (8'1" x 8'1")

Stylish four-piece suite comprising a bath, separate shower enclosure, wash basin and WC.

Outside

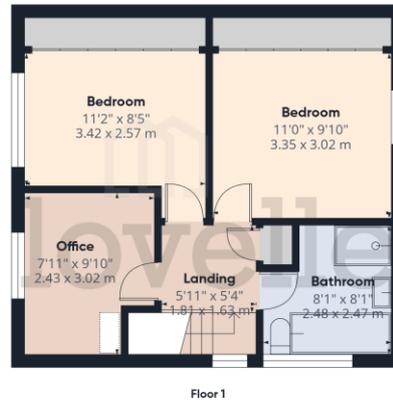
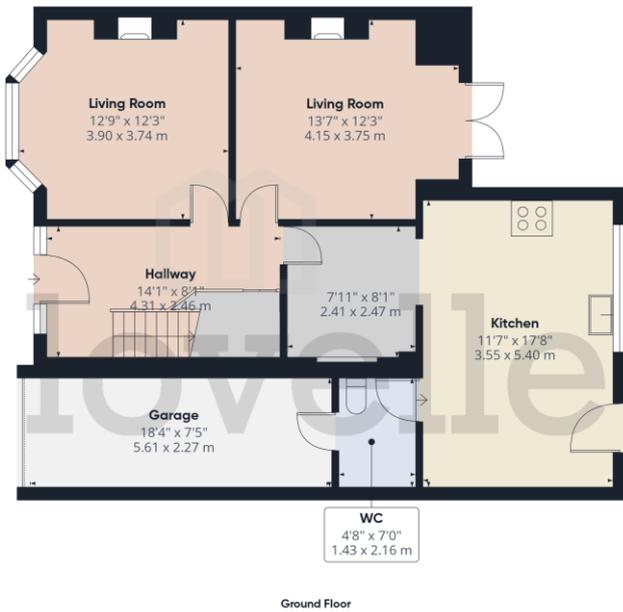
To the front, a large driveway provides ample off-road parking. The rear garden is mainly laid to lawn with patio seating areas, ideal for outdoor dining and relaxation.

Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the





Approximate total area[®]
1285 ft²
119.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

When it comes to **property** it must be