



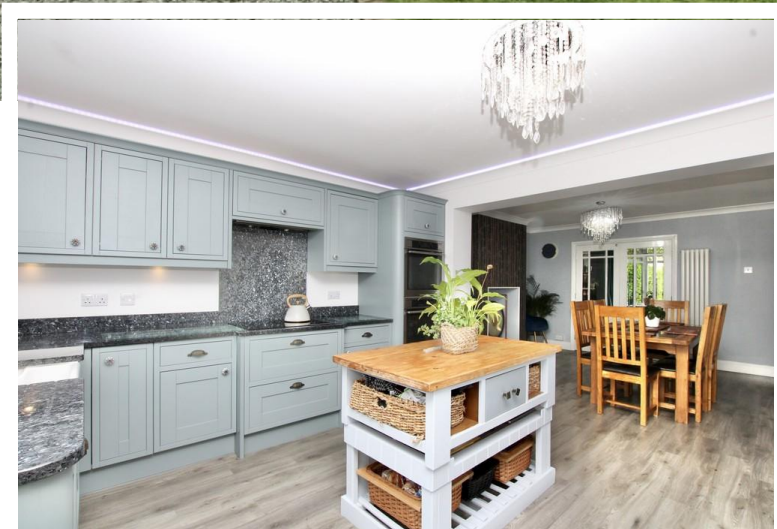
117 Ruskin Avenue

Lincoln, LN2 4DF

£275,000

A vastly improved and extended semi-detached family home situated just off Nettleham Road, within the popular uphill location and with easy access to Lincoln City Centre, as well as the Carlton Centre and a range of local shops and facilities along Wragby Road, whilst also having access to the A46 Bypass. Internally the property offers spacious living accommodation to briefly comprise of Entrance Hallway, Downstairs WC, Study, Lounge, an impressive Open Plan Living Space with Dining Area and a high specification fitted Kitchen with granite worktops and a range of AEG integral appliances and Utility Room. To the First Floor there is a landing which leads to four good sized Bedrooms, WC and a Bathroom. Bedroom 1 further benefits from a walk-in wardrobe and an En-Suite Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln North on Nettleham Road, turn right on to Ruskin Avenue and the property can be found almost immediately on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



ACCOMMODATION

ENTRANCE HALLWAY

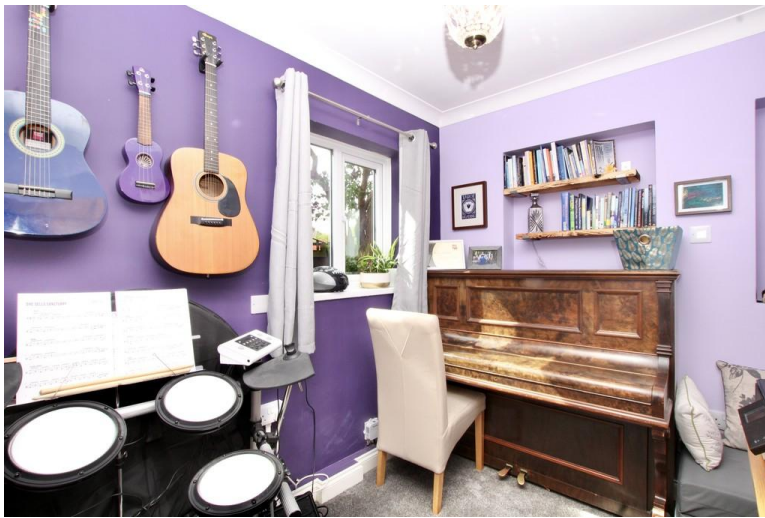
With uPVC double glazed window and stained glass external door to side elevation, 'Amtico' luxury vinyl tile flooring, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

WC

With uPVC double glazed window to side elevation, tiled flooring, partly tiled walls, low level WC and wash hand basin.

STUDY

8' 8" x 6' 11" (2.64m x 2.11m) With uPVC double glazed window to side elevation and radiator.



LOUNGE

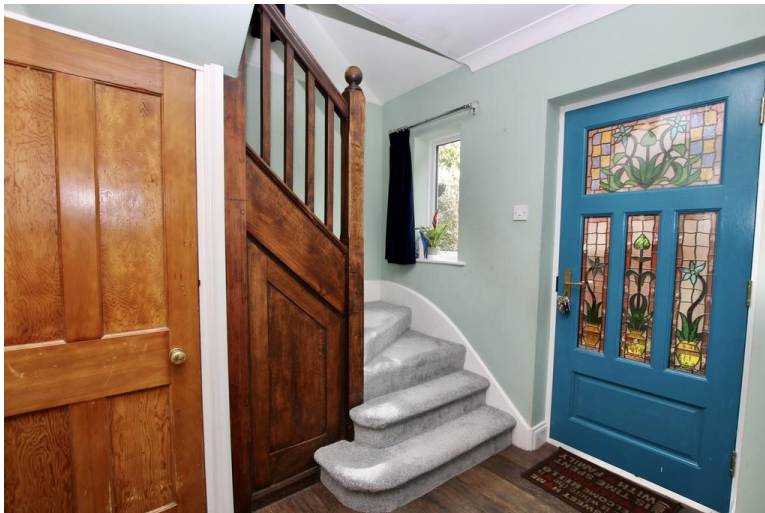
12' 4" x 10' 1" (3.76m x 3.07m) With uPVC double glazed window to front elevation, original feature fireplace, built-in window seat with storage and radiator.

DINING AREA

12' 4" x 11' 9" (3.76m x 3.58m) With 'Amtico' luxury vinyl tile flooring, two storage cupboards, designer vertical radiator and opening to the Kitchen Area.

KITCHEN AREA

14' 6" x 11' 2" (4.42m x 3.4m) With uPVC double glazed window and double doors to rear elevation, 'Amtico' luxury vinyl tile flooring, fitted with a range of high quality wall, drawer and base units with granite work surfaces over and matching up-stand, porcelain sunken sink and drainer with mixer tap, a range of AEG appliances to include Double Oven, Induction Hob, Extractor Fan and Dishwasher and a designer vertical radiator. There is a central island with an oak work-surface.



UTILITY ROOM

7' 5" x 5' 4" (2.26m x 1.63m) With vinyl flooring, work-surface with plumbing and space for a washing machine below, gas fired central heating boiler, hot water cylinder and extractor fan.



FIRST FLOOR LANDING

With uPVC double glazed window to front elevation, access to roof void and automatic lighting.

BEDROOM 1

11' 9" (max) x 10' 9" (max) (3.58m x 3.28m) With uPVC double glazed window to the rear elevation and radiator.

WALK-IN WARDROBE

9' 1" x 5' 0" (2.77m x 1.52m) With built-in shelving, hanging space and access to the En-Suite Bathroom.



EN-SUITE BATHROOM

9' 1" x 6' 5" (2.77m x 1.96m) With vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, heated towel rail, spotlights to ceiling and extractor fan.

BEDROOM 2

12' 4" x 10' 3" (3.76m x 3.12m) With uPVC double glazed window to front elevation and radiator.

BEDROOM 3 11' 8" x 8' 3" (3.56m x 2.51m)

With uPVC double glazed window to rear elevation and radiator.



BEDROOM 4

9' 3" x 8' 3" (2.82m x 2.51m) With uPVC double glazed window to side elevation and radiator.

BATHROOM

5' 3" x 4' 5" (1.6m x 1.35m) With uPVC double glazed window to side elevation, vinyl flooring, bath with mains shower over, wash hand basin, fully tiled walls, heated towel rail and built-in cupboard space.

WC

With uPVC double glazed window to side elevation, vinyl flooring, partly tiled walls and low level WC.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking. There is access to the side of the property leading to a generous sized rear garden with a lawned area, decorative slated areas, a wood-chipped children's play area, a rockery with water feature and children's playhouse and a garden shed. There is the additional benefit of a detached timber Garden Room.



GARDEN ROOM

15' 6" x 13' 4" (4.72m x 4.06m) With power, lighting, seven windows and bi-fold doors opening on to the garden. The garden room is also insulated.





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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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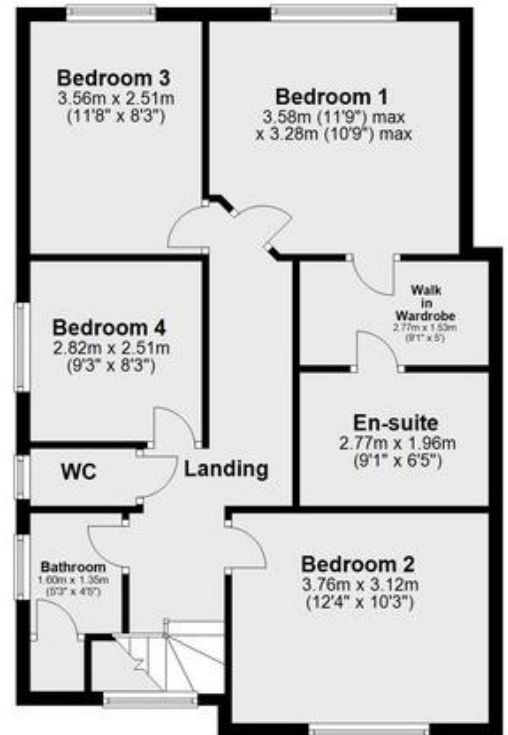
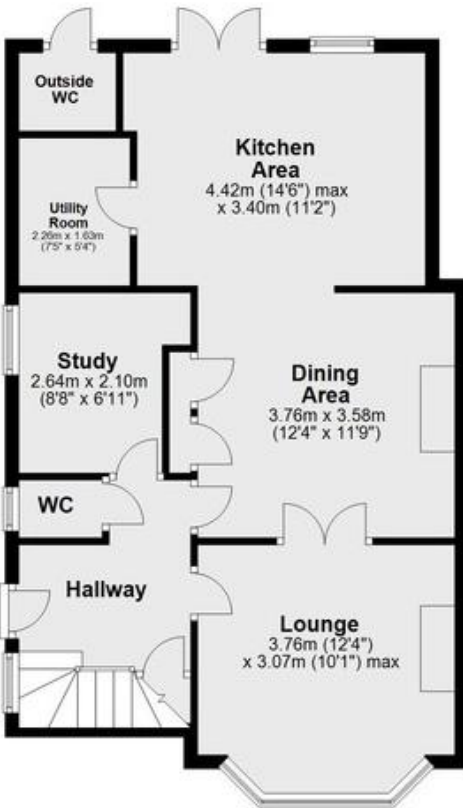
Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



First Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 149.0 sq. metres (1603.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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