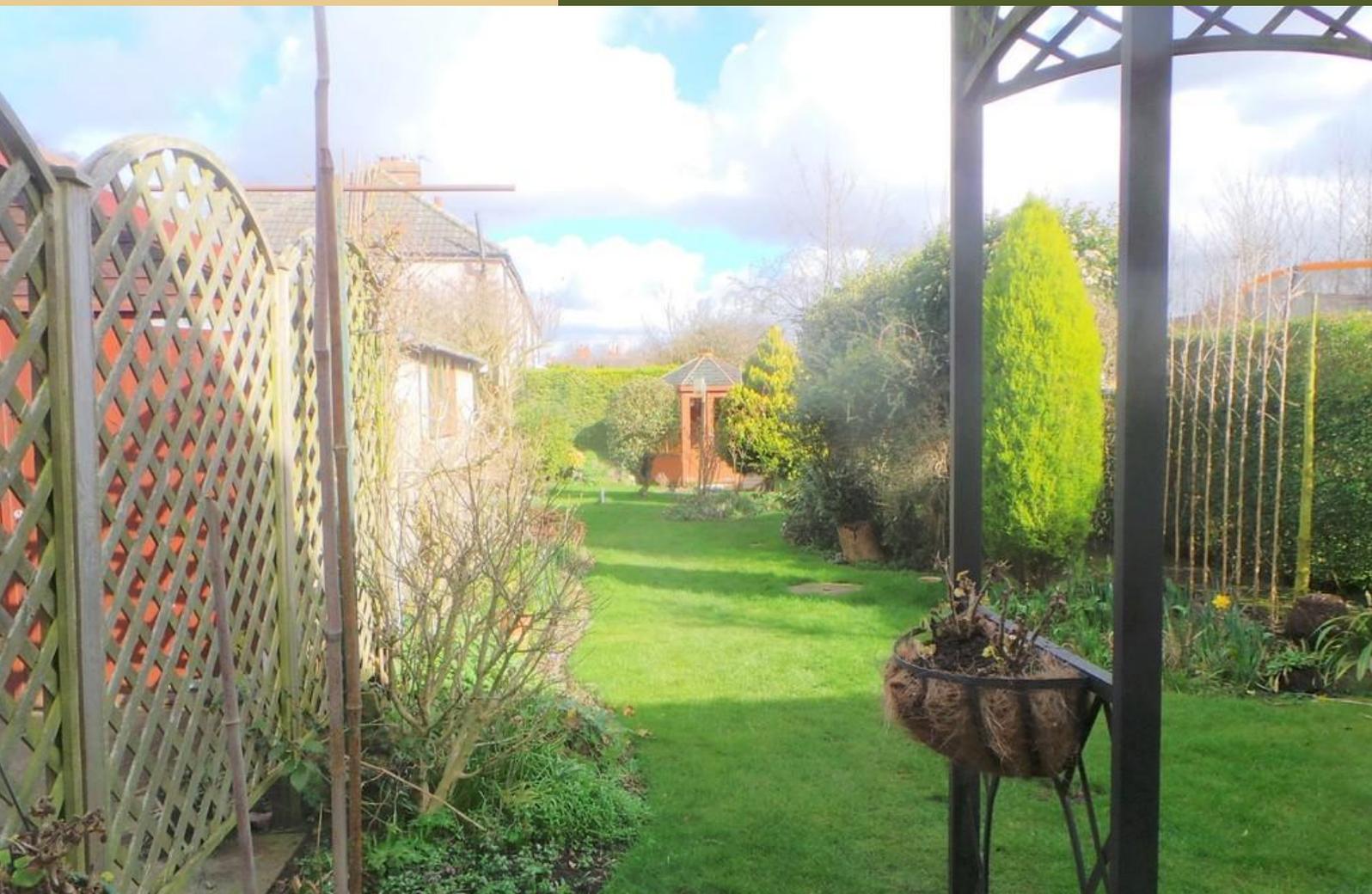




**King & Co.**  
ESTATE AGENTS

16 RUSKIN AVENUE, LINCOLN, LN2 4DA  
ASKING PRICE OF £159,950





#### **ENTRANCE HALL**

Having fitted carpet with coat hooks on the wall and housing the electricity meter box

#### **LOUNGE**

13' 11" x 11' 10" (4.26m x 3.63m) Having a feature brick fire place with coal effect fire and tiled hearth, fitted carpet, radiator and window to the front elevation.

#### **DINING ROOM**

11' 3" x 9' 11" (3.45m x 3.04m) With inset coal effect fire, fitted carpet, radiator and TV point, opening into;

#### **KITCHEN**

13' 4" x 6' 7" (4.08m x 2.03m) Having an additional under stairs storage area; a variety of base and wall units with a four ring gas hob and inset single oven, plumbing for automatic washing machine, sink with mixer taps and draining area set into worktops.

Also with: appropriate wall tiling between base units and wall units with decorative tiles, extractor fan, pine ceiling with circular ceiling lights.

#### **INNER HALLWAY**

With 'Baxi' wall mounted boiler, radiator, shelving and coat hooks





### **CLOAKROOM**

With pedestal wash hand basin, low level WC, radiator and vino-lay to the floor

### **BEDROOM ONE**

12' 8" x 10' 2" (3.87m x 3.11m) With fitted carpet, radiator and built in wardrobes and cupboards.

### **BEDROOM TWO**

12' 0" x 8' 9" (3.67m x 2.67m) With fitted carpet, radiator and built in cupboards.

### **BEDROOM THREE**

8' 2" x 9' 0" (2.49m x 2.76m) Having a fitted carpet and window to the rear elevation.



### **BATHROOM**

With a pedestal wash hand basin and low level WC, shower cubicle with half tiled wall, electric heated radiator and vino-lay to the floor.

### **GARAGE**

With timber double doors

### **OUTSIDE**

Having a driveway to the side of the property with gates giving access to the rear. The back garden is laid mainly to lawn with mature shrubs and borders. There is also a shed and summerhouse.



### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

### **TENURE**

We understand that the property is freehold. Vacant possession will be given upon completion.

### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

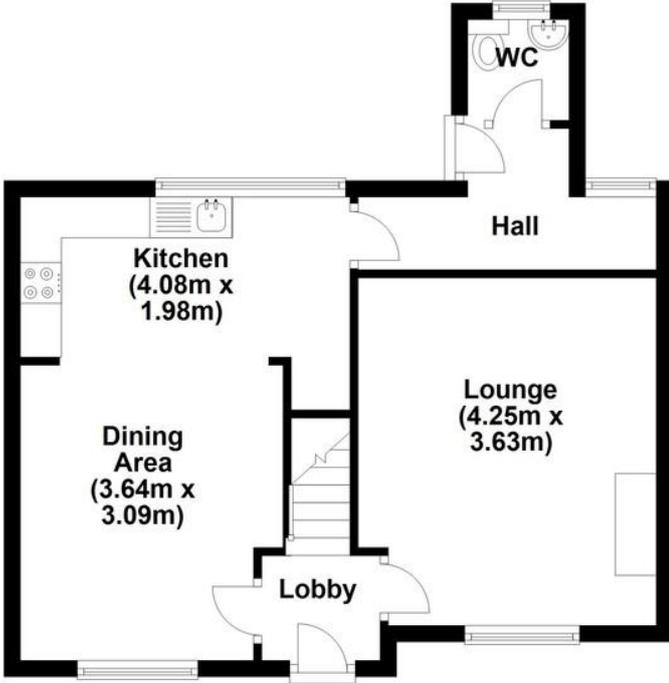
### **ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



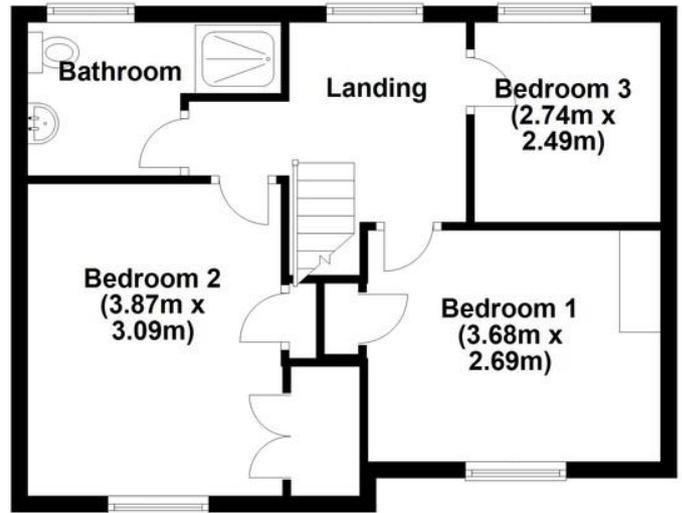
### Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

