



22 Rudgard Lane
Lincoln, Lincolnshire, LN1 1QH

£180,000

2 Bedroom Terraced House

- Freehold
- Two double bedrooms
- Terraced house
- Recently renovated to a high standard
- Upstairs bathroom
- Fantastic and highly sought after location
- Two reception rooms plus potential downstairs bedroom or home office
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 22 Rudgard Lane, Lincoln, Lincolnshire, LN1 1QH](#)



Overview

Situated on Rudgard Lane in the popular West End of Lincoln, this immaculately presented two-bedroom terraced property offers well-proportioned and versatile accommodation, making it an ideal home for first-time buyers, couples or those simply looking for a property close to the city centre.

The ground floor provides a welcoming lounge, separate dining room and a modern, well-appointed kitchen. A particularly useful feature is the additional reception room, which was previously the bathroom and now provides excellent flexibility. This versatile space could be utilised as a home office, snug, playroom or even a third bedroom.

Upstairs, the property offers two well-proportioned bedrooms alongside a modern family bathroom, providing comfortable and practical accommodation.

Located within the sought-after West End of Lincoln, the property is conveniently positioned for access to a range of local shops, amenities, schools and transport links. Lincoln city centre is also within easy reach, offering an excellent choice of shops, cafés, restaurants, bars and leisure facilities, together with the historic Cathedral Quarter and Lincoln's wealth of attractions. Lincoln railway station is also within convenient walking distance.





Rudgard Lane, Lincoln, LN1

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1520738



Location



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Bianca van Tonder
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is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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