

**WEST ROAD,
RUSKINGTON, NG34 9AL**



£185,000

Located within this popular residential area on the fringe of this well served village, a Two Bedroom Detached Bungalow having undergone a scheme of improvements by its current owner including a new composite entrance door, double glazing full redecoration, New Kitchen and Bathroom, new radiators and internal doors and landscaping to the front and rear. The bungalow is situated on a corner plot and further benefits from Gas Central Heating to the full accommodation which comprises Entrance Porch, Lounge, Kitchen, Inner Hall, Two Good Sized Bedrooms with Conservatory off the master bedroom, and Family Bathroom. A block paved drive provides Parking to the front and the Rear Garden is fully enclosed and has been designed with ease of maintenance in mind. Early viewing is strongly recommended to appreciate the improvements carried out and its location.

Location:

Ruskington is one of Lincolnshire's larger villages and has a range of shops and amenities to cater for most day to day needs including schools, doctor's surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

Directions:

Travelling from Sleaford on the A153, upon reaching the Speedway Corner roundabout, take the first exit to Ruskington and proceed along Sleaford Road towards the village. At the mini roundabout turn left into Rectory Road and take the third turning on the left into Leasingham Lane Turn right into Moor Park and follow the road to the right and at the 'T' junction turn right into West Road, The property is located on the left hand side.

A composite entrance door provides access to the **Entrance Hall** with door to the:

Lounge: 4.04m (13'3") x 4.01m (13'2")

Having feature electric fire with surround, coved ceiling, and radiator.

Kitchen: 3.40m (11'2") x 2.46m (8'1")

Having high gloss base units with wooden worktop over, single drainer inset sink with mixer tap, space for electric cooker, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, wall mounted condensing central heating boiler, tiled floor and composite side entrance door.

Inner Hall:

Having loft access.

Bedroom 1: 3.51m (11'6") x 3.10m (10'2")

Having coved ceiling, radiator and French doors to the:

Conservatory: 4.06m (13'4") x 3.33m (10'11")

Having tiled floor and French doors to the rear garden.

Bedroom 2: 3.40m (11'2") x 2.26m (7'5")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having low level w.c, vanity hand washbasin with mixer tap, panelled bath with electric shower over, coved ceiling and radiator.

Outside:

A block paved drive provides **Parking** for a number of vehicles to the front of the property and the remainder of the front garden is laid mostly to lawn with borders and hedging. A timber gate provides access to a uPVC covered Store area with a block paved floor. A further timber gate provides access to the **Rear Garden** which is fully enclosed by timber fencing and has a block paved patio area, further raised block paved patio area to the rear with plum slate borders, pergola and gravelled area to the side. A Timber Shed is included..



Lounge



Kitchen



Bedroom 1



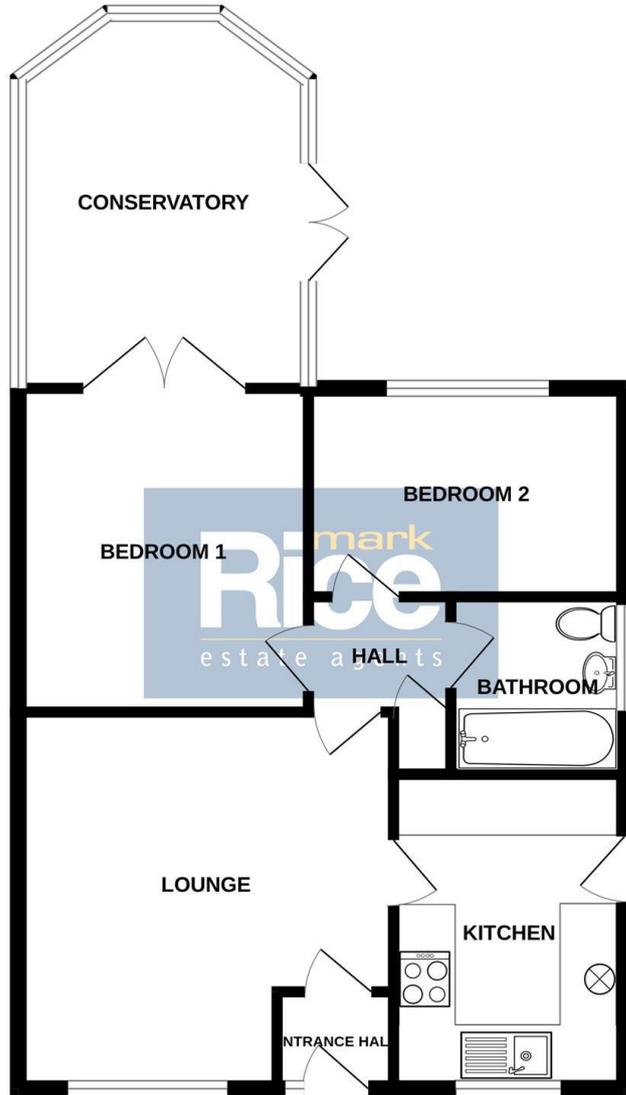
Conservatory



Bedroom 2

Council Tax Band: B

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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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Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 20/06/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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