

***RECTORY ROAD
RUSKINGTON NG34 9AD***



£449,950

Early viewing is highly recommended to appreciate the size of house and gardens, all located within this non estate setting within easy walking distance of the village centre and its many amenities. The property has been improved and extended over the years and has been placed onto the market at a price below the agent's recommended valuation. The property was built in 1939 and benefits from Gas Central Heating and Double Glazing to the good sized accommodation comprising Hall, Cloakroom, Lounge, Dining Room, 12'2 Living Room, 18'3 x 15' Kitchen, Separate Utility Room, Four Bedrooms with built-in shower to the master bedroom and further Separate Shower Room and Bathroom. There is more than ample parking to the front with the drive approaching the Attached Double Garage with a Conservatory to the rear. The good sized rear garden is particularly private and sheltered.

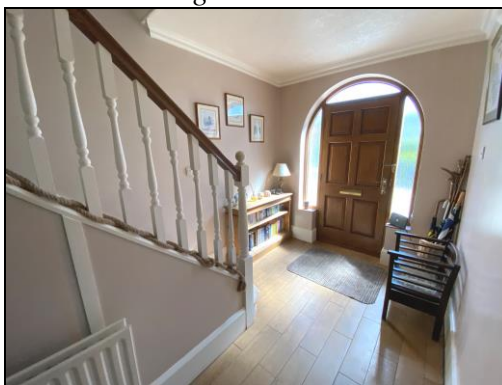
Location:

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, at the Speedway Garage and roundabout continue straight ahead towards Ruskington. At the next mini roundabout turn left into Rectory Road and the property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the **Hall** having double radiator.



Cloakroom:

Having vanity hand washbasin, tiled splashbacks and low level w.c.

Lounge: 4.19m (13'9") x 3.58m (11'9")

Having bay window, stove, radiator and an arch providing access to the Dining Room.



Dining Room: 3.61m (11'10") x 3.33m (10'11")

Having bay window and radiator.



Living Room: 6.15m (20'2") x 3.61m (11'10")

Having patio doors to the rear garden.



Kitchen: 5.56m (18'3") x 2.57m (8'5") extending to 4.57m (15'0")

Having wall and base units, 1½ bowl enamel sink with mixer tap, tiled splashbacks, two built-in cupboards plumbing for dishwasher, double glazed rear entrance door and radiator.



Utility Room: 3.51m (11'6") x 2.34m (7'8")

Having base units, worktop, tiled splashbacks, inset sink with monobloc tap, plumbing for washing machine, gas boiler and double radiator.

*Stairs provide access to the **First Floor Landing** having loft access with ladder.*

Bedroom 1: 4.98m (16'4") x 3.66m (12'0")

Having bay window, double and single built-in wardrobes, further double wardrobe, bridging units and built-in cupboard housing the separate shower with an electric shower unit.



Bedroom 2: 3.61m (11'10") x 3.33m (10'11")

Having radiator and access to the loft void.



Bedroom 3: 3.91m (12'10") x 2.84m (9'4")

Having double radiator and access to the loft void.



Bedroom 4: 2.26m (7'5") x 2.01m (6'7")

Having radiator.

Bathroom:

Being fully tiled and having Jacuzzi bath with side taps, two built-in cupboards, low level w.c, vanity hand washbasin with mixer tap and double radiator.



Shower Room:

Having corner mounted shower cubicle with mains fed unit, pedestal hand washbasin, low level w.c, tiled splashbacks and radiator.



Outside:

The property has a large block paved drive to the front providing **Ample Parking** together with a lawn and borders. The **Rear Garden** is laid mostly to lawn with borders and has a sheltered patio area adjacent to the house which provides access to the **Lean-To Conservatory 2.74m (9'0") x 1.98m (6'6")** having entrance door and further door to the Garage.



Garage: 5.11m (16'9") x 4.42m (14'6")

Having up and over door and light and power points.

Council Tax Band C.


GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents 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 24/04/23

Viewing Strictly by Appointment With Mark Rice Estate Agents
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