

**WESTGATE,  
RUSKINGTON, NG34 9ES**



**£340,000**

*Located within easy walking distance of the village centre and its many amenities, a Four/Five Bedroom Detached House with 20' Garage/Workshop and a Larger than Average Rear Garden, together with Ample Parking to the front. The well presented accommodation comprises Entrance Porch, Hall, Cloakroom, Utility Room, Lounge, being open plan to the Dining Kitchen, Two Conservatories, Study/Bedroom 5 with En-Suite Cloakroom off and Four Good Sized Bedrooms with En-Suite and Shower Room. The property benefits from Gas Central Heating and Double Glazing and the versatile accommodation could have a number of uses. Early viewing is highly recommended.*

**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, after entering the village of Ruskington, continue to the mini roundabout and continue straight ahead into Church Street. Follow the road as it bears to the left and take the second turning on the right into Westgate. Follow the road as it bears to the left and the property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance porch and door with further internal door provides access to the **Hall** having radiator, built-in cupboard, boiler cupboard and understairs storage area.

Open Plan to the:

**Kitchen Diner: 4.62m (15'2") x 3.15m (10'4")**

Having an extensive range of matching wall and base units with soft close doors, breakfast bar, eye level oven, induction hob, cooker hood, tiled splashbacks, plinth lighting, further worktop lighting, plumbing for washing machine and inset sink with monobloc tap.

**Lounge: 4.62m (15'2") x 3.10m (10'2")**

Having electric fire with surround, French doors to the Conservatory and radiator.

**Conservatory: 4.47m (14'8") x 2.29m (7'6")**

Having radiator and patio doors to the garden.

French doors from the Conservatory provide access to the:

**Utility Room: 2.31m (7'7") x 2.26m (7'5")**

Having wall and base units, worktop, plumbing for washing machine, inset sink, tiled splashbacks and plumbing for dishwasher.

**Cloakroom:**

Having low level w.c, washbasin and radiator.

**Study/Bedroom 5: 4.60m (15'1") x 3.23m (10'7")**

Having window and door to conservatory, French doors to the front and radiator.

(This room would be an ideal Annexe or for someone working from home).

**En-Suite Cloakroom:**

Having low level w.c, and hand washbasin.

**Second Conservatory: 3.40m (11'2") x 2.51m (8'3")**

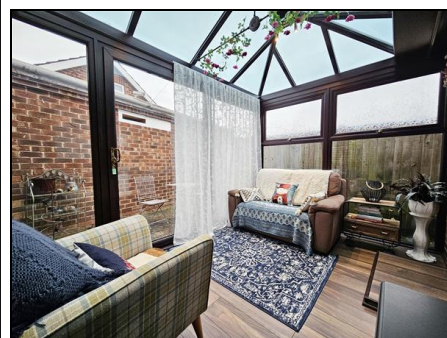
Having French doors to garden, radiator and door to Bedroom 5/Study and Hall.



**Kitchen Diner**



**Lounge**



**Conservatory**



**Utility Room**



**Study/Bedroom 5**

Stairs from the hall provide access to the **First Floor Landing** having loft access.

**Bedroom 1: 4.62m (15'2") x 2.62m (8'7")**

Having built-in wardrobes, dual aspect windows and radiator.

**En-Suite:**

Having separate shower cubicle with electric shower, low level w.c (not plumbed in), vanity hand washbasin with monobloc tap and tiled splashbacks. (It is the vendors' opinion that this room needs full replacement).

**Bedroom 2: 3.76m (12'4") x 2.59m (8'6")**

Having radiator.

**Bedroom 3: 3.73m (12'3") x 1.96m (6'5")**

Having built-in over stairs cupboard and radiator.

**Bedroom 4: 2.77m (9'1") x 2.24m (7'4")**

Having radiator.

**Shower Room:**

Being fully tiled and having large corner mounted shower cubicle with mains fed unit, vanity hand washbasin, low level w.c, radiator, further heated chrome towel radiator and extractor fan.

**Outside:**

Gates provide access to the extensive gravelled and concrete hardstanding areas providing **Parking** for a number of vehicles. There is a disabled pedestrian access to the Study/Bedroom 5 and further gates provide access to the additional parking areas to the side. This approaches the **Detached Garage/Workshop 6.27m (20'7") x 3.53m (11'7")** having electric door, light and power points with a further side door to the garden. The Rear Garden forms a sheltered retreat with well stocked borders, a central lawned area and pathway with pergola and there is a further patio area to the rear of the garden which has Two Sheds, one of which has power and lighting.

Council Tax Band D



**Further Conservatory**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Shower Room**



**Rear Garden**



*Further Garden Aspect*

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



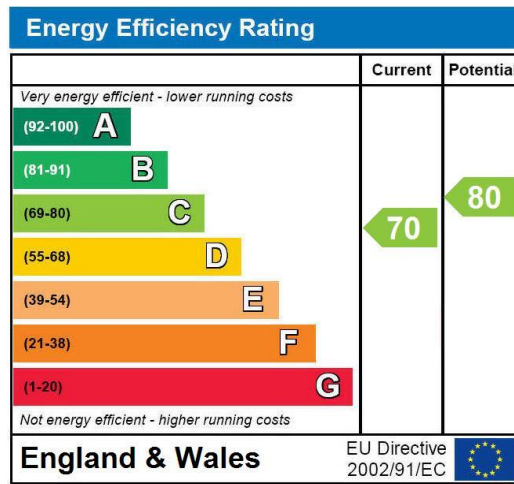
1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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**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 20/12/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**