

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



***New Price £190,000***

***With the advantage of No Chain and located within walking distance of the village centre, a particularly well presented and maintained Two Bedroom Detached Bungalow with Detached Garage, Ample Parking and South Facing Rear Gardens. The bungalow is located in this popular residential area and benefits from Gas Central Heating, Double Glazing which was replaced in 2023, and the drive provides Parking. The Rear Garden is designed with low maintenance in mind and provides access to the Garage. 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, at the mini roundabout head towards the village of Ruskington. Once in the village continue to the next mini roundabout and turn left into Rectory Road. As the road bears to the right, turn left into Leasingham Lane and turn right into Moor Park. Follow the road as it bears to the right and at the 'T' junction turn right into West Road and the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Porch with further door to the:

**Dining Kitchen: 4.52m (14'10") x 3.17m (10'5")**

Having wall and base units, worktop, tiled splashbacks, built-in oven, inset electric hob, cooker hood, wall mounted gas boiler, tiled floor, inset single drainer sink with monobloc tap, plumbing for washing machine, radiator and tiled floor.

**Inner Hall:**

Having loft access and store cupboard.

**Lounge: 6.35m (20'10") x 3.30m (10'10")**

Having bay window, wall mounted electric fire and radiator.

**Bedroom 1: 3.71m (12'2") x 3.35m (11'0")**

Having radiator and door to rear garden.

**Bedroom 2: 3.40m (11'2") x 2.57m (8'5")**

(Having bay window extension)

Having radiator and built-in wardrobes to recess with mirror sliding doors.

**Bathroom:**

Being fully tiled and having tiled floor, bath with mains fed shower over low level w,c pedestal hand washbasin with mixer tap, radiator, cupboard and shaver point.

**Outside:**

The front garden is laid to lawn with gravelled areas and a concrete drive provides more than **Ample Parking** and continues alongside the property. A cold water tap is fitted. The **Garage** has an up and over door, light and power points and a side door to the rear garden. The **Rear Garden** is South facing and has a large patio area, lawn, Shed and low maintenance gravelled areas.

Council Tax Band B



**Dining Kitchen**



**Lounge**



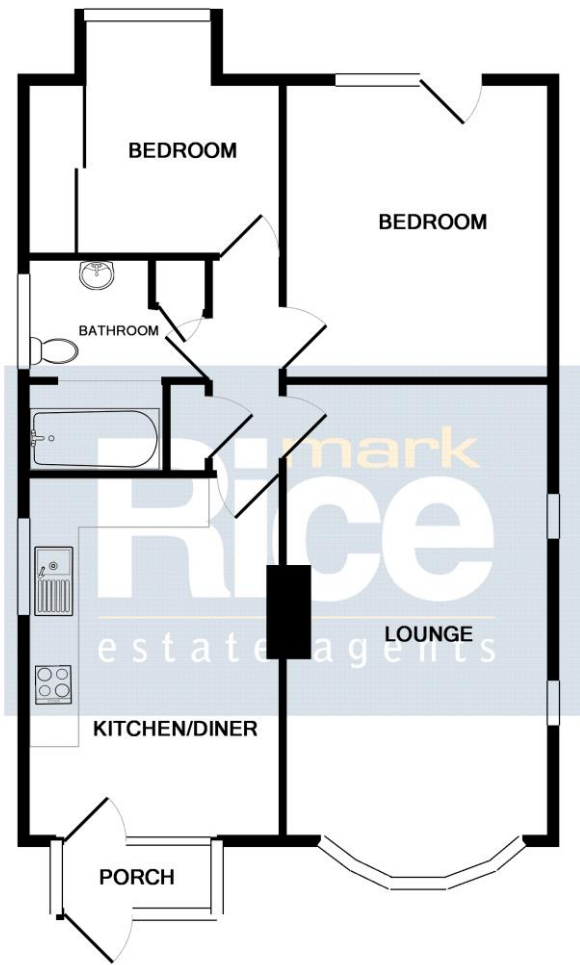
**Bedroom 1**



**Bedroom 2**



**Bathroom**



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*Rear Garden*



*Further Aspect*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 15/2/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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