

***EAST CLOSE,
RUSKINGTON, NG34 9HZ***



£215,000

Presented immaculately, both inside and out, is this Three Bedroom Semi Detached Bungalow with a good size South Facing Rear Garden, Garage, Ample Parking and located within walking distance of the village centre and its many amenities. Early viewing is highly recommended to appreciate the standard of accommodation available which boasts Gas Central Heating and Double Glazing together with uPVC Soffits and Facias. The full accommodation comprises Entrance Hall, Lounge, Three Bedrooms, Well Fitted Kitchen and Wet Room Shower Room. The property has a Detached Garage and Ample Parking to the front and the rear garden is particularly private and sheltered and has a 15'3 x 7'5 Workshop as well as a shed.

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 Corner roundabout continue straight ahead into the village of Ruskington. Once in the village, continue over the mini roundabout into Church Street and turn right into the High Street. Continue past the shops and turn left into Parkfield Road and turn right into East Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator and tiled floor.

Lounge: 5.69m (18'8") x 3.25m (10'8")

Having bay window, fireplace and radiators.

Bedroom 3/Dining Room/Study: 3.17m (10'5") x 2.03m (6'8")

Having radiator.

Kitchen: 3.17m (10'5") x 2.16m (7'1")

Having wall and base units, tiled splashbacks, worktop, 1½ bowl single drainer inset sink with monobloc tap, electric hob with cooker hood over, built-in oven and microwave, further built-in cupboard and plumbing for dishwasher.

Wet Room:

Being fully tiled and having low level w.c, vanity hand washbasin, electric shower unit, extractor fan and chrome towel radiator.

Bedroom 1: 3.73m (12'3") x 3.25m (10'8")

Having double radiator, patio door to garden, two single built-in wardrobes, further wardrobes on opposite wall and two bedside cabinets.

Bedroom 2: 3.17m (10'5") x 2.18m (7'2")

Having radiator.

Outside:

The garden to the front is laid mostly to lawn with an extensive drive providing **Parking**, and there are further **Parking/Hardstanding Areas** to either side. The **Detached Garage 5.26m (17'3") x 2.64m (8'8")** has an electric up and over door, double glazed side door and light and power points. The **South Facing Rear Garden** has a full length patio adjacent to the property with a lean to store, lawn, a low maintenance gravelled area and built-in seating. A path provides access to the **Workshop 4.65m (15'3") x 2.26m (7'5")** which is insulated, has power a heater. A garden shed is included and an outside light is fitted.

Council Tax Band B.



Lounge



Bedroom 3/Dining/Study



Kitchen



Wet Room



Bedroom 1

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.
While 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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Bedroom 2



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(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 26/3/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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