

**DRAFT**

***BEECHTREE CLOSE,  
RUSKINGTON, NG34 9TR***



**£200,000**

***A well presented Three Bedroom Semi-Detached House located at the head of this quiet Cul-De-Sac within the ever popular village of Ruskington, and offered to the market with No Onward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge with Bay Window, Kitchen Diner, Three Bedrooms, and Family Bathroom. Outside a drive provides Off Road Parking for Two Vehicles along with a Detached Garage, whilst the gardens to the rear are Fully Enclosed and South East Facing. This home would make an ideal First Time Buy or Investment and viewing is recommended.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit signposted Ruskington and proceed into the village. Take the second turning on the left into Elmtree Road and take the second turning on the left into Beechtree Close where the property is located on the left hand side as indicated by our 'For Sale' board.

**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.

Double glazed entrance door provides access to the Hall having radiator.

**Lounge 4.39m (14'5") x 4.29m (14'1")**

Having bay window and radiator.

**Kitchen 4.39m (14'5") x 2.01m (6'7")**

Having a range of matching wall and base units with worktop over, single composite drainer sink with mixer tap, single electric oven, four ring electric hob with matching unit cooker hood over, space and plumbing for washing machine, wall mounted Gas central heating boiler, rear entrance door, and radiator.

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

**Bedroom One 3.15m (10'4") x 2.44m (8'0")**

Having radiator.

**Bedroom Two 3.02m (9'11") x 2.46m (8'1")**

Having radiator.

**Bedroom Three 2.13m (7'0") x 1.83m (6'0")**

Having radiator.

**Bathroom:**

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over with shower screen, airing cupboard, and radiator.

**Outside:**

A gravelled drive provides off road parking for two vehicles and approaches the detached garage having up and over door, power and lighting. The remainder of the front gardens are laid to lawn and timber gate provides access to the South East facing rear garden which is laid mostly to lawn with patio area, fully enclosed by timber fencing, and a cold water tap is fitted.

**Council Tax Band: A**



**Lounge**



**Kitchen Diner**



**Bedroom 1**

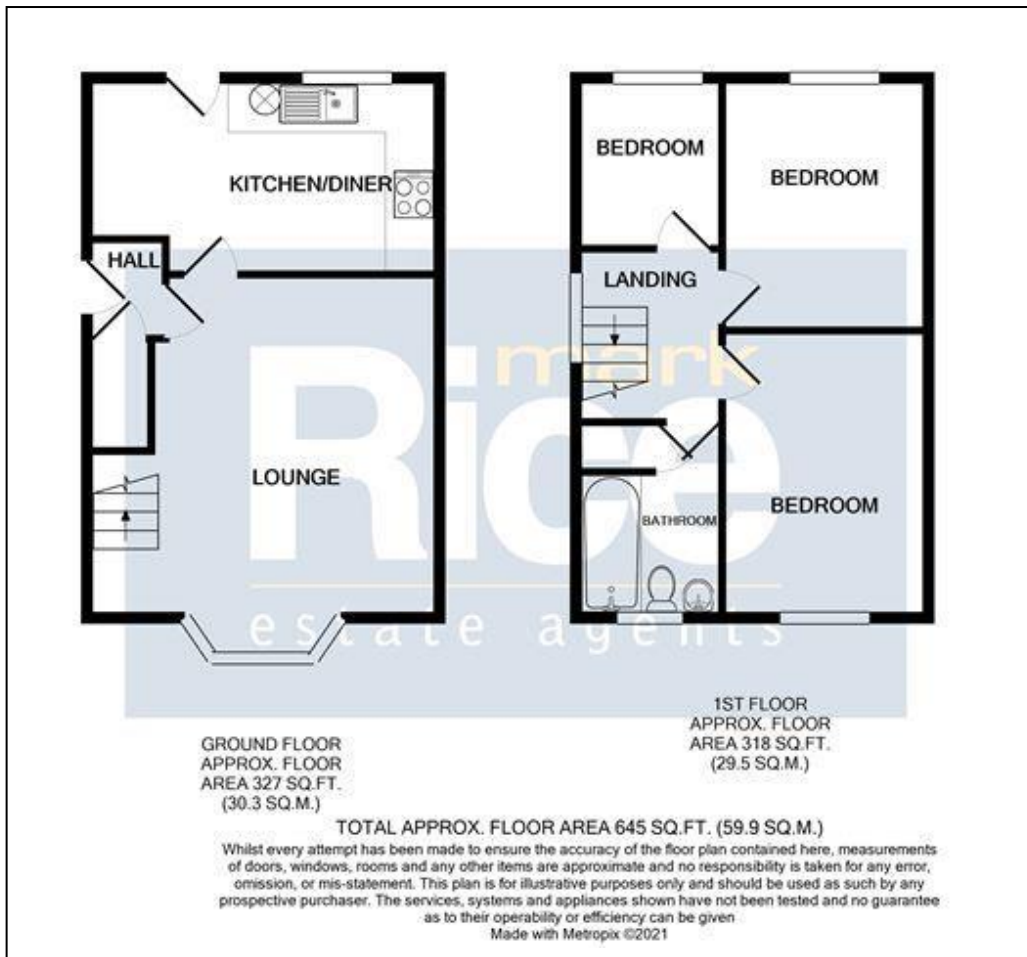


**Bedroom 2**



**Bedroom 3**





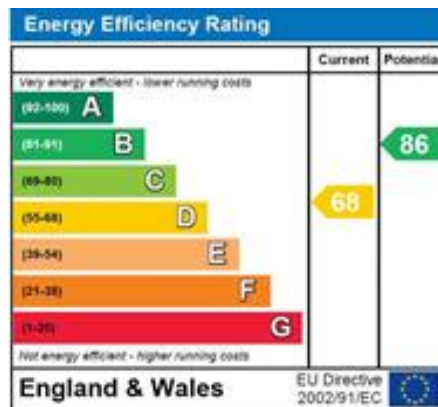
**Bathroom**



**Rear Garden**



**Further Aspect**



*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*

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage*

*Reference 28/03/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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