

***WITHAM CLOSE,  
RUSKINGTON, NG34 9HH***



***£279,950***

***With the advantage of No Forward Chain and in a quiet, tucked away position within this small cul-de-sac, an Extended Three Bedroom Detached Bungalow. The property has an Attached Garage together with Ample Parking to the front with a further hardstanding area for a caravan and the rear garden is South Facing and particularly private and sheltered. The bungalow benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Lounge with Dining Room off, Dining Kitchen, Utility Area, Three Bedrooms with En-Suite to the master bedroom, Separate W.C and Family Bathroom. To appreciate the enviable position of this property, which is also convenient for the village centre, 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, at the mini roundabout turn left into Rectory Road. Follow this road to the next corner and bear to the right into Lincoln Road. Take the third turning on the right hand side into Springfield Road and Witham Close is the first turning on the right. The property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator, loft access and airing cupboard housing the newly installed combination boiler.

**Lounge: 4.65m (15'3") x 3.89m (12'9") extending to 4.27m (14'0") into bay window.**

Having bay window, double radiator and fireplace surround with display recess and t.v. plinth. An arch provide access to the:

**Dining Room: 4.62m (15'2") x 2.44m (8'0")**

Having radiator and two wall light points.

**Dining Kitchen: 5.11m (16'9") x 2.97m (9'9")**

Having wall and base units, fitted worktops, plumbing for dishwasher, inset sink with monobloc tap, tiled splashbacks, radiator, space for oven and cooker hood. A door provides access to the Utility Area.

**Utility Area: 3.71m (12'2") x 1.96m (6'5")**

Having two double glazed doors to the front and rear and plumbing for washing machine.

**Bedroom 1: 3.58m (11'9") x 3.25m (10'8") extending to 4.17m (13'8")**

Having radiator.

**En-Suite:**

Having low level w.c, pedestal hand washbasin, separate shower with electric unit, tiled splashbacks and extractor fan.

**Bedroom 2: 3.05m (10'0") x 2.97m (9'9")**

Having radiator.

**Bedroom 3: 2.67m (8'9") x 2.34m (7'8")**

Having radiator and door to the rear garden

**Separate W.C**

Being half tiled and having low level w.c and hand washbasin.

**Bathroom:**

Being fully tiled and having bath with mixer tap, pedestal hand washbasin with mixer tap and radiator.



**Lounge**



**Dining Room**



**Dining Kitchen**



**Further Aspect**



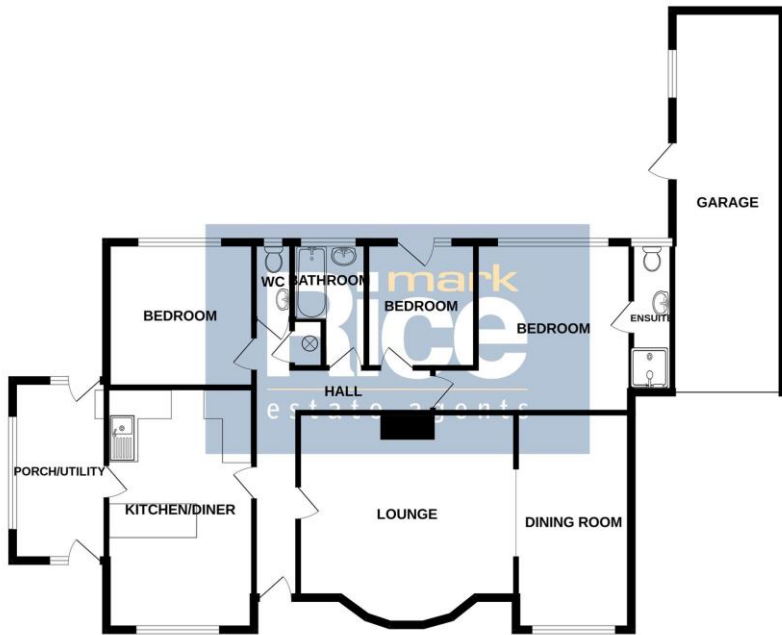
**Utility Area**

**Outside:**

Double opening gates provide access to the drive providing **Ample Parking** and a further small gate provides access to a hardstanding area. The front garden is laid to lawn with border and a drive extends to the side of the bungalow to access the **Attached Garage 7.62m (25'0") x 2.18m (7'2")** having up and over door, light and power points and side personal door to the rear garden. The **South Facing Rear Garden** is laid mostly to lawn with well stocked borders and a patio.

Council Tax Band C

GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Metapix 0.0204



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



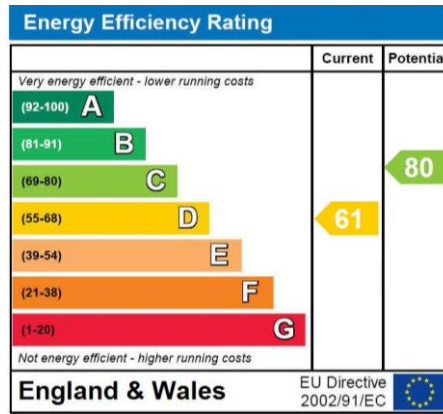
**Bathroom**



**Rear Garden**



**Further Garden 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 Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 13/05/2024*

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