

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



£170,000

Located within this small cul-de-sac and within walking distance of the village centre and its amenities, a Two Bedroom Semi Detached House with Ample Parking, Fully Enclosed Rear Garden and offered to the market with No Forward Chain. The property would be an ideal first time or investment purchase, and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge Kitchen Diner, Two Bedrooms and Family Bathroom. A gravelled drive to the front provides more than Ample Parking and the Rear Garden is East facing and fully enclosed.

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 take the first exit and proceed into the village of Ruskington. 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.

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

Lounge: 4.14m (13'7") x 3.15m (10'4")

Having electric fire with surround, coved ceiling and radiator.

Kitchen Diner: 4.14m (13'7") x 2.01m (6'7")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with extractor hood over, space and plumbing for washing machine, wall mounted central heating boiler, understairs store cupboard, tiled floor, radiator and French doors providing access to the rear garden.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 4.14m (13'7") x 3.10m (10'2") max

Having airing cupboard and radiator.

Bedroom 2: 3.07m (10'1") x 2.13m (7'0")

Having loft access and radiator

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, tiled floor, extractor fan and radiator.

Outside:

A gravelled drive provides Off Road Parking for several vehicles whilst the front garden is laid to lawn with a gravelled border. A timber gate provides access to the Rear Garden which is laid predominantly to lawn with a patio area and a cold water tap is fitted.

Council Tax Band A.



Lounge



Kitchen Diner



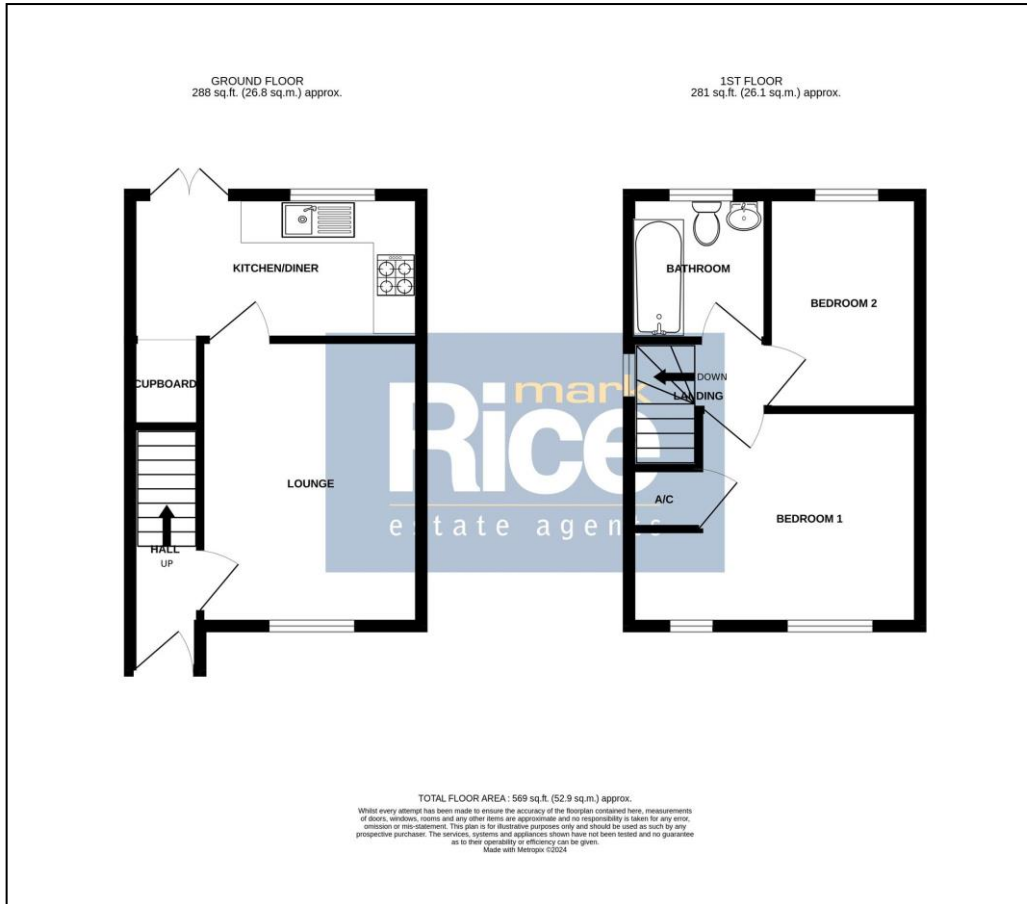
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

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 06/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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