

DRAFT

***HIGH STREET,
RUSKINGTON, NG34 9DY***



£285,000

A rare opportunity to secure a fully renovated Detached Cottage which is presented to an extremely high standard, conveniently located within the heart of this popular village and offered to the market with No Onward Chain. Whilst the property has been fully renovated, the cottage still has a number of original features including traditional fireplaces and feature beams as well as having the benefit of modern conveniences including Double Glazing and Gas Central Heating. The full accommodation comprises Entrance Porch, Breakfast Kitchen, Utility Room, Ground Floor Bathroom, Dining Room, 21'7 Living Room and Two Double Bedrooms with a Dressing Area and En-Suite to the master bedroom. Outside a drive provides Off Road Parking which approaches the Single Detached Garage, and a Courtyard offers a low maintenance and particularly private retreat. To fully appreciate everything this superb home has to offer and its fantastic setting, viewing is strongly 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 head straight over into Church Street. Take the second turning on the right into High Street North where the property is located on the left hand side as indicated by our 'For Sale' board.

A composite entrance door provides access to the **Porch** which in turn provides access to the:

Dining Kitchen: 3.96m (13'0") x 3.86m (12'8") max

Having a range of matching wall and base 'Shaker' style units with Oak effect worktop over, single drainer inset stainless steel sink with mixer tap, integrated electric Range cooker with matching unit cooker hood over, integrated dishwasher, pantry cupboard, feature beams and radiator.

Utility Room: 2.84m (9'4") x 1.68m (5'6")

Being part tiled and having wall units, space and plumbing for washing machine, space for under counter fridge and separate freezer with worktop over, wall mounted Worcester Bosch condensing central heating boiler, store cupboard and airing cupboard.

Bathroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed rainfall shower over, towel radiator and extractor fan.

Inner Hall having store cupboard and smoke alarm.

Dining Room: 4.01m (13'2") x 4.01m (13'2")

Having feature stone fireplace, four wall light points, feature beams and radiator.

Living Room: 6.58m (21'7") x 4.01m (13'2")

Having feature stone fireplace, four wall light points, entrance door, feature beams and two radiators.

Stairs from the Inner Hall provide access to the **First Floor Landing** having smoke alarm, loft access and a stained glass unit.

Bedroom 1: 3.99m (13'1") x 3.20m (10'6")

Having built-in wardrobes, feature beams, loft access and radiator.

Dressing Area: 2.26m (7'5") x 1.65m (5'5")

Having built-in wardrobes, eaves storage and radiator.



Dining Kitchen



Further Aspect



Bathroom



Dining Room



Living Room

En-Suite:

Having close coupled w.c, vanity hand washbasin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, shaver point and radiator.

Bedroom 2: 3.96m (13'0") x 3.66m (12'0")

Having loft, access, feature beams and radiator.

Outside:

A wrought iron gate provides access to the property and driveway which leads to the **Detached Garage** having up and over door, power and light and personal door to the side. There is a **Courtyard** which has a raised area which is mainly laid to patio with a variety of shrubs and hedging, a pond and which is enclosed by timber fencing, and an external light and cold water tap are fitted.

Agent's Note:

This property has a right of way over the neighbouring property.

Council Tax Band D.



Further Living Room Aspect



Bedroom 1



Dressing Area

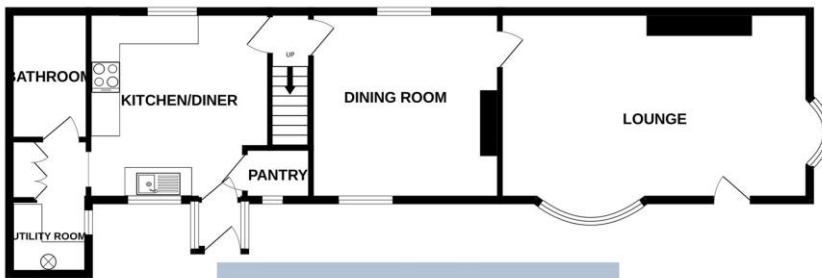


En-Suite



Bedroom 2

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



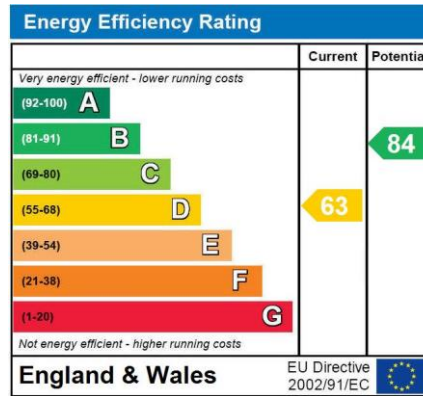
1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.
Whilst 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 for any prospective purchase. 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



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 03/07/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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