

***PARKFIELD ROAD,
RUSKINGTON, NG34 9HS***



£185,000

With the advantage of No Forward Chain and located in this popular residential area convenient for the village centre, a Three Bedroom Semi Detached House with a Garage, Ample Parking and a South Facing Rear Garden. The property benefits from Gas Central Heating and Double Glazing and the accommodation comprises Entrance Porch, Hall, 11'2 x 9' Kitchen, Lounge, Separate Dining Room, Conservatory, Three Good Sized Bedrooms, Family Bathroom and Separate W.C. There is a low maintenance garden to the front and a drive with carport providing Ample Parking. Th rear garden is particularly private and early viewing is 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 Speedway Corner roundabout continue into the village of Ruskington. Continue to the centre of the village and at the next mini roundabout, continue straight ahead into Church Street and after the beck, turn right into the High Street. Turn left into Parkfield Road and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Porch** with a further door to the **Hall** having radiator.

Kitchen: 3.40m (11'2") x 2.92m (9'7") narrowing to 2.16m (7'1")

Having a range of wall and base units with worktop over, inset sink with monobloc tap, plumbing for washing machine, double glazed rear entrance door, tiled splashbacks, cooker hood and space for cooker.

Dining Room: 2.90m (9'6") x 2.77m (9'1")

Having double radiator and door providing access to the:

Conservatory: 3.58m (11'9") x 1.75m (5'9")

Having door to garden.

Lounge: 4.11m (13'6") x 3.28m (10'9") max

Having bay window, gas fire, radiator and an arch to the dining area.

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

Bedroom 1: 3.48m (11'5") x 3.40m (11'2") narrowing to 2.77m (9'1")

Having radiator, airing cupboard and built-in cupboard.

Bedroom 2: 3.84m (12'7") x 2.97m (9'9")

Having radiator.

Bedroom 3: 2.64m (8'8") x 2.34m (7'8")

Having radiator.

Bathroom:

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

Separate W.C:

Being fully tiled and having low level w.c.

Outside:

The garden to the front of the property is gravelled for ease of maintenance, and a drive provides Ample Parking and approaches the Car Port which, in turn, provides access to the Garage 5.03m (16'6") x 2.59m (8'6") having



Kitchen



Dining Room



Conservatory



Lounge



Bedroom 1

double opening doors and light and power points. There is an external store adjacent to the rear entrance door. A gate provides access to the South Facing Rear Garden with lawn, borders, patio area and a cold water tap is fitted.

Council Tax Band B

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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 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



Bedroom 3



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 24/09/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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