

***HOLLOWBROOK CLOSE,
RUSKINGTON, NG34 9GS***



£220,000

Located in this cul-de-sac setting and with the advantage of No Forward Chain, a Two Bedroom Detached Bungalow with Ample Parking, Conservatory, West Facing Rear Garden and a garage which is partly converted to provide further accommodation or Storage/Office Space. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge, Dining Kitchen, Conservatory, Two Bedrooms, 12'2 x 8' Storage/Office with external door, and Shower Room. Outside, there are low maintenance gardens to the front and a drive approaches the Storage Area (formerly part of the garage) and the West facing rear garden is particularly private and sheltered. The property is located close to the centre of this popular village and 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 road, at the Speedway Corner roundabout, continue straight ahead towards Ruskington. Upon entering the village, at the next mini roundabout, turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. At the crossroads, turn left into Westcliffe Road and turn right into Westbeck. Hollowbrook Close is the second turning on the left hand side and 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 **Hall** having two built-in cupboards.

Lounge: 5.41m (17'9") x 3.71m (12'2")

Having electric fire with surround and radiator. Patio doors provide access to the:

Conservatory: 2.82m (9'3") x 2.82m (9'3")

Having sliding door to the garden.

Kitchen: 3.43m (11'3") x 2.29m (7'6")

Having wall and base units with worktop over, inset sink with monobloc tap, tiled splashbacks, cooker hood, space for cooker and plumbing for washing machine and dishwasher.

Bedroom 1: 4.19m (13'9") max x 3.07m (10'1")

Having radiator and two built-in wardrobes.

Bedroom 2: 2.79m (9'2") x 2.31m (7'7")

Having radiator.

Storage/Office: 3.71m (12'2") x 2.44m (8'0")

Having double glazed door to side.

Shower Room:

Having a large walk-in shower, vanity hand washbasin with mixer tap, low level w.c, and tiled splashbacks.

Outside:

A tarmac drive provides **Parking** and approaches the **Store 2.44m (8'0") x 1.52m (5'0")** (which was formerly part of the garage), having up and over door. The remainder of the front garden is laid to gravel for ease of maintenance, with a path approaching the front door. A cold water tap is fitted. The **West Facing Rear Garden** is fully enclosed and particularly private and sheltered, and has a decking area, lawn and borders.

Council Tax Band B.



Lounge



Further Aspect



Conservatory



Kitchen



Bedroom 1

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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



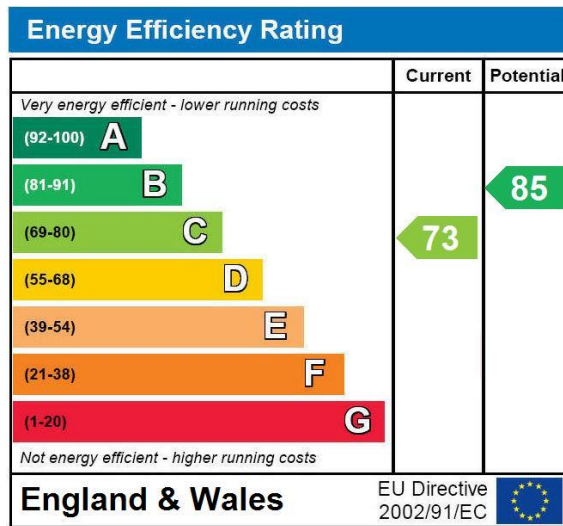
Store/Office



Shower Room



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 08/10/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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