

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



£285,000

Located in a small cul-de-sac setting within walking distance of the village centre, a much improved and immaculate Three Bedroom Detached House set within gardens of 0.1 Of An Acre, forming a peaceful retreat. The property is Double Glazed and benefits from Gas Central Heating and has full accommodation comprising Entrance Hall, Ground Floor Cloakroom, Lounge providing access to the Conservatory (18'6 x 14'9), Kitchen, Porch, and Three Bedrooms and Wet Room Shower Room to the first floor. There is a drive approaching the Garage and viewing is highly recommended to appreciate the size of the garden and the well presented accommodation.

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 continue into Ruskington. Once in the village, at the mini roundabout continue straight ahead into the Church Street and turn right into the High Street. Continue past the shops and turn left into Parkfield Road. Follow the road to the small cul-de sac and the property is located at the end of the cul-de-sac.

A double glazed entrance door provides access to the **Hall** having radiator.

Cloakroom:

Having low level w.c. and hand washbasin with mixer tap.

Lounge: 5.11m (16'9") x 3.73m (12'3") narrowing to 2.84m (9'4")

Having two radiators and French doors provide access to the:

Conservatory: 5.64m (18'6") x 4.50m (14'9")

Having two radiators and French doors to the rear garden.

Kitchen: 3.66m (12'0") x 3.17m (10'5")

Having wall and base units with worktop over, feature towel radiator, 1½ bowl single drainer inset sink with monobloc tap, inset electric hob, cooker hood, eye level oven, tiled floor, tiled splashbacks, integral fridge and integral dishwasher. A double glazed door provides access to the:

Porch: 2.51m (8'3") x 1.22m (4'0")

Having radiator and rear entrance door.

Stairs from the hall provide access to the First Floor Landing having a cupboard housing the combination boiler and loft access.

Bedroom 1: 3.78m (12'5") x 3.05m (10'0") extending to 3.43m (11'3")

Having radiator.

Bedroom 2: 3.71m (12'2") x 2.59m (8'6")

Having built-in cupboard and radiator.

Bedroom 3: 2.90m (9'6") x 2.24m (7'4")

Having radiator.

Separate W.C.:

Having low level w.c. and tiled splashbacks.

Wet Room Shower Room:

Having mains fed shower, vanity hand washbasin with mixer tap and towel radiator.



Hall



Lounge



Conservatory



Kitchen



Bedroom 1

Outside:

The front garden is laid to lawn with borders and a drive approaches the **Single Garage**, having up and over door and light and power points. Two gates provide access to the **Large Private and Sheltered Rear Garden**, which is mainly laid to lawn with well stocked borders and seating areas. Adjacent to the Conservatory and house is a large decking area forming a sun trap

Council Tax Band C.



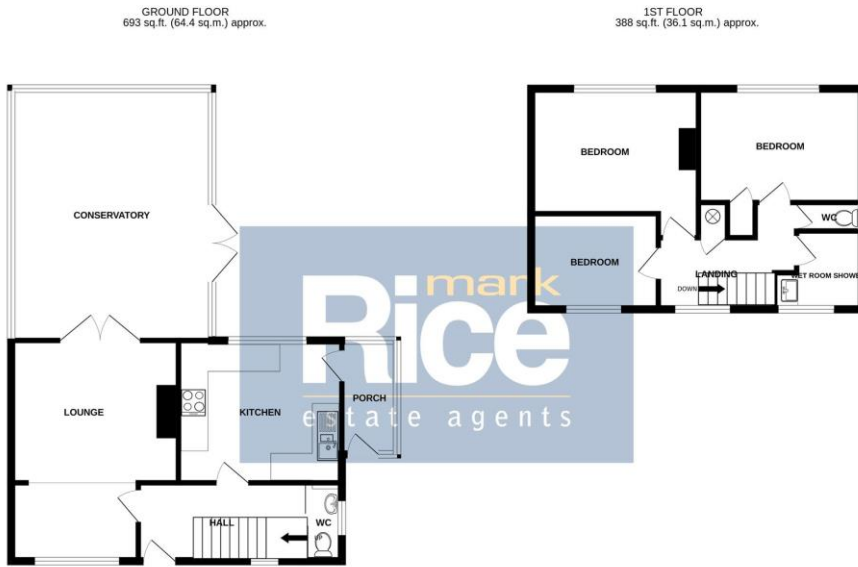
Bedroom 2



Bedroom 3



Bathroom

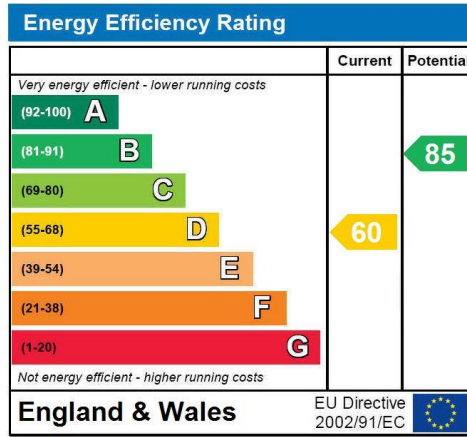


TOTAL FLOOR AREA: 1081 sq.ft. (100.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 operation 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 23/10/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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