

***NORTHFIELD ROAD,
RUSKINGTON, NG34 9HP***



£215,000

A spacious and extended Three Bedroom Semi Detached House with views over fields and located within an established residential area within this popular village. The property has been extended by the current owner to now offer an additional living space to the rear as well as a ground floor cloakroom, and the property further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, Kitchen, Cloakroom, 15'9 Living Room, Three Bedrooms and Family Bathroom. Outside, a drive provides Off Road Parking with an electric car charging point and the rear garden is fully enclosed and not overlooked

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 towards the village. At the next mini roundabout, continue straight ahead into Church Street and take the second turning on the right into High Street North. Take the next turning on the left into Pinfold Road and follow the road as it bears to the left and right and take the third turning on the right into Northfield Road. At the 'T' junction, turn left and the property is located on the right hand side as indicated by our 'For Sale' board.

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

Lounge: 4.47m (14'8") x 3.73m (12'3")

Having coved ceiling and radiator.

Kitchen: 3.99m (13'1") x 2.97m (9'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, free standing electric oven and hob with stainless steel cooker hood over, space and plumbing for washing machine, space for tumble drier, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks and radiator.

Inner Hall:

Having store cupboard.

Cloakroom:

Having close coupled wc, pedestal hand washbasin with mixer tap, tiled splashbacks, extractor fan and radiator.

Living Room: 4.78m (15'8") x 3.43m (11'3")

Having two Velux windows, ceiling downlighters, two radiators and French doors providing access to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access and smoke alarm.

Bedroom 1: 3.89m (12'9") x 3.17m (10'5")

Having radiator.

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

Having airing cupboard, coved ceiling and radiator.

Bedroom 3: 2.82m (9'3") x 2.18m (7'2")

Having built-in store cupboard and radiator.

Bathroom:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with pillar taps and electric shower over with shower screen, extractor fan and chrome towel radiator.



Lounge



Kitchen



Living Room



Bedroom 1

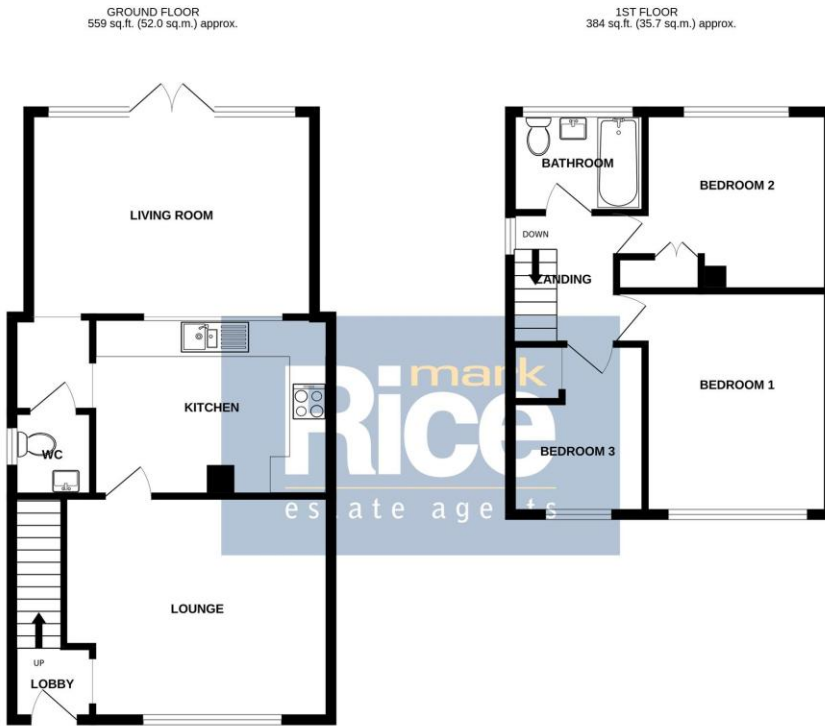


Bedroom 2

Outside:

A drive provides **Off Road Parking** and there is an electric car charging point. The remainder of the front garden is laid to lawn and could be landscaped to provide further parking if required. A timber gate provides access to the **Rear Garden** which has a patio area, lawn, concrete path leading to a gravelled area housing **Two Timber Sheds**, and a further decorative gravelled area for eases of maintenance, all of which are enclosed by timber fencing. An outside light and cold water tap are fitted.

Council Tax Band A.



TOTAL FLOOR AREA: 944 sq. ft. (87.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 3



Bathroom



Rear Garden



Further Garden Aspect



View To Rear

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 25/02/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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