

**WINCHELSEA ROAD,
RUSKINGTON, NG34 9BN**



£260,000

A well presented and maintained Three/Four Bedroom Detached Family Home on the fringe of this popular village and set on a corner plot offering versatile accommodation internally. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Fourth Bedroom/Snug, Lounge, 19'4 Kitchen Diner, Utility Room, Cloakroom, Conservatory, Three Bedrooms with New En-Suite to the master bedroom and Family Bathroom. Outside an extensive drive provides Parking for a number of vehicles and the Rear Garden has a Log Cabin which could have a number of uses such as a home office if required. To fully appreciate everything this superb family home has to offer early 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 Speedway Corner roundabout take the first exit towards Ruskington and proceed into the village. Take the first turning on the left into Winchelsea Road and the property is located on the right hand side.

A covered storm porch and double glazed entrance door provide access to the Hall having coved ceiling and radiator.

Bedroom 4/Snug: 5.23m (17'2") x 2.31m (7'7")

Having a fitted 'Murphy' bed, loft hatch, ceiling downlighters, coved ceiling and radiator.

Lounge: 4.75m (15'7") x 4.19m (13'9") max

Having understairs storage cupboard, false wall with electric fire, coved ceiling and radiator.

Kitchen Diner: 5.89m (19'4") x 3.17m (10'5")

Having a range of matching wall and base units with worktop over, 1½ bowl inset composite sink with mixer tap, space for Range cooker with cooker hood over, space and plumbing for dishwasher, space for American fridge freezer, glass cabinet, wine rack, tiled splashbacks, tiled floor, ceiling downlighters, coved ceiling, radiator and French doors providing access to the:

Conservatory: 3.48m (11'5") x 3.07m (10'1")

Having two wall mounted electric radiators and French doors to the rear garden.

Utility Room: 1.93m (6'4") x 1.40m (4'7")

Having base unit with worktop over, space and plumbing for washing machine, space for tumble dryer, wall mounted combination boiler, ceiling downlighters and side entrance door.

Bedroom 1: 3.81m (12'6") x 3.07m (10'1") (max)

Having radiator.

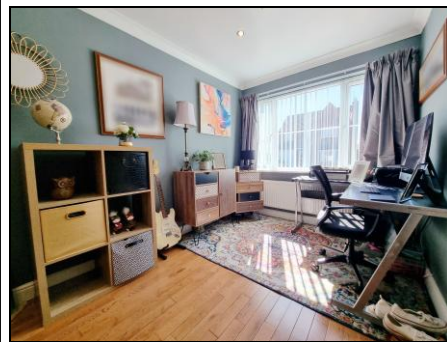
En-Suite:

Having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with electric shower, tiled splashbacks, extractor fan and towel radiator.

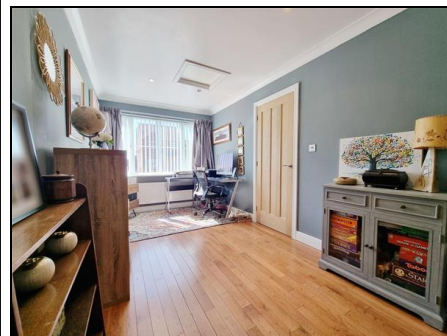
Cloakroom:

Having low level w.c, floating hand washbasin ceiling downlighters, coved ceiling and radiator.

Stairs from the hall provide access to the **First Floor Landing** having smoke alarm, access to the part boarded loft with ladder and airing cupboard housing the hot water cylinder and shower pump.



Bedroom 4/Snug



Further Aspect



Lounge



Further Aspect



Kitchen Diner

Bedroom 2: 4.19m (13'9") x 3.10m (10'2")

Having radiator.

Bedroom 3: 3.23m (10'7") x 2.13m (7'0")

Having radiator.

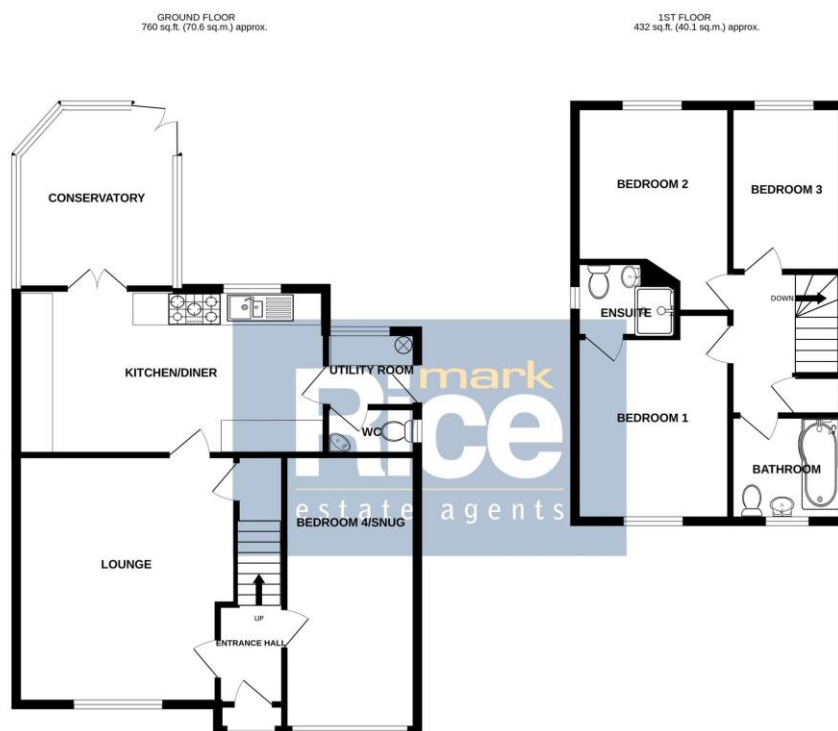
Bathroom:

Being part tiled and having low level w.c, pedestal hand washbasin with pillar taps, 'P' shaped bath with mixer tap and mains fed shower over, tiled floor, vanity cupboard and chrome towel radiator.

Outside:

*A block paved drive provides **Ample Parking** with a further paved area for parking. The remainder of the front garden is predominantly laid to lawn with a well stocked border partially enclosed by trellis fencing and there are two external lights installed to this area. A timber gate provides access to the **Rear Garden** having a large patio area approaching the **Log Cabin 3.51m (11'6") x 2.90m (9'6")** having an insulated roof, power, lighting and external guttering. The rear garden also has a feature pergola and seating area, lawn with raised borders, partially enclosed by railway sleepers, and a cold water tap and external light are fitted. The garden is fully enclosed by timber fencing and there is a further side gate for access.*

Council Tax Band C.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Further Aspect



Further Aspect



Conservatory



Utility Room



Bedroom 1



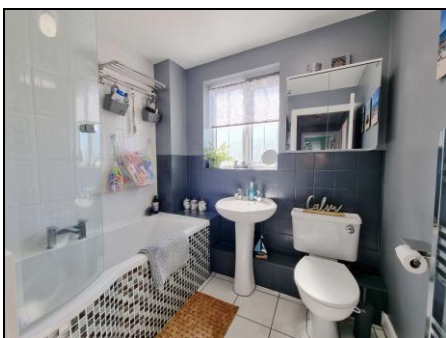
En-Suite



Bedroom 2



Bedroom 3



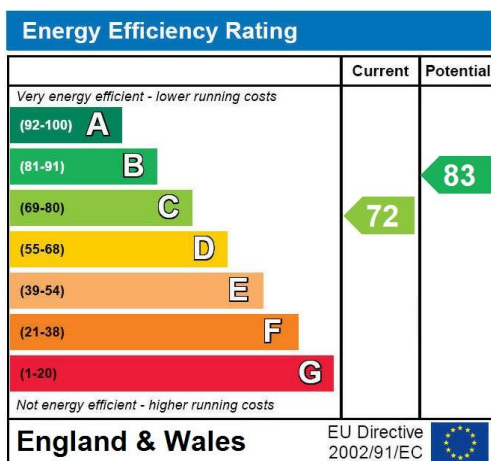
Bathroom



Rear Garden



Further Garden Aspect



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 23/4/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488