

***ASH TREE CLOSE,
RUSKINGTON, NG34 9BW***



£195,000

A spacious Three Bedroom Detached Chalet Style House located on a generous corner plot close to the village centre and offered to the market with No Forward Chain. The property would benefit from some cosmetic updating, however, offers the opportunity for the purchaser to put their own stamp on this spacious home. The property has an Attached 26'3 Tandem Garage, Ample Off Road Parking and a Private Rear Garden. Benefits include Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, 20'4 Lounge, Ground Floor Bathroom, Breakfast Kitchen, Inner Lobby and Third Bedroom on the ground floor, whilst to the first floor there are two Spacious Bedrooms and eaves storage which could be converted to provide an additional bathroom upstairs (STC). The property has gardens to the front, side and rear and the rear garden is West facing.

Location:

Digby is a popular village located between Sleaford and Lincoln and has amenities comprising, primary school, village hall, public house and playing field and is located close to the larger village of Ruskington with amenities to cater for most day to day needs. Digby is served by a mobile post office van twice a week.

Directions:

Travelling from Sleaford on the A15, 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 take the first turning on the right into Ash Tree Close where 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 **Entrance Hall** having smoke alarm and radiator.

Bedroom 3: 2.87m (9'5") x 2.64m (8'8")

Having radiator.

Lounge: 6.20m (20'4") x 3.17m (10'5")

Having two wall light points, coved ceiling and radiator.

Bathroom: 2.06m (6'9") x 1.75m (5'9")

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, extractor fan, tiled floor and radiator.

Kitchen: 3.81m (12'6") x 2.87m (9'5")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, space for electric cooker with matching unit cooker hood over, space for under counter fridge, pantry cupboard, tiled splashbacks, radiator and side entrance door to the Inner Lobby having a cold water feed for the washing machine.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard housing the Baxi combination boiler, eaves storage area, loft access and smoke alarm.

Bedroom 1: 3.99m (13'1") x 2.90m (9'6")

Having two double built-in wardrobes with overhead storage units, further over stairs store cupboard and radiator.

Bedroom 2: 3.91m (12'10") x 2.84m (9'4")

Having coved ceiling, radiator and further **Store/Study Area 2.84m (9'4") x 1.70m (5'7")**.

Outside:

A concrete drive provides **Off Road Parking** for approximately two vehicles and approaches the **Attached Garage 8.00m (26'3") x 3.17m (10'5")** being much larger than average and having manual up and over door, light and power points and a personal door to the rear garden.



Bedroom 3 (Ground Floor)



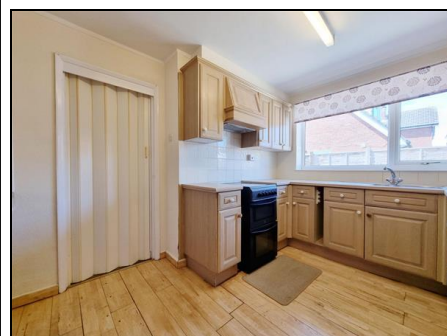
Lounge



Bathroom



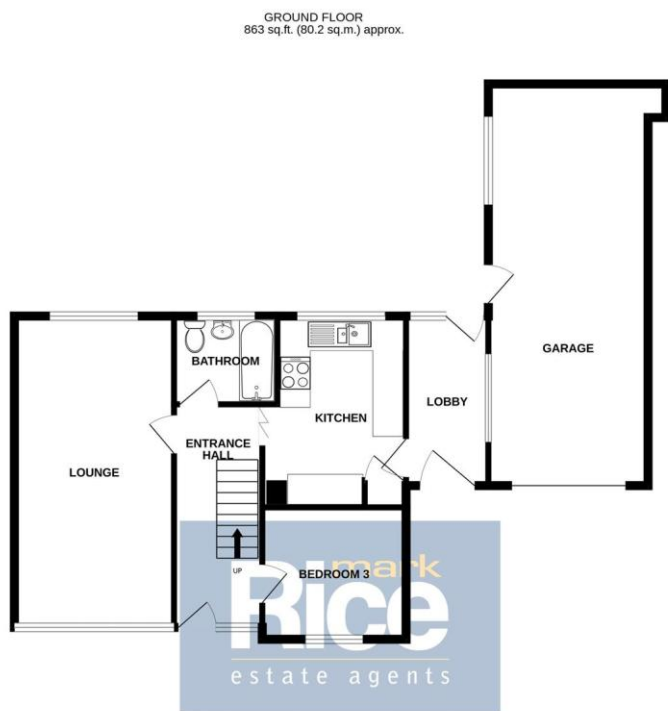
Kitchen



Further Aspect

The property is situated on a corner plot and has gardens to the front and side which are laid mostly to lawn and enclosed by picket timber fencing, with a variety of shrubs and hedges. A timber gate provides access to the **Rear Garden** which is designed with ease of maintenance in mind and laid to patio and gravel with a couple of decorative bushes, fully enclosed by timber fencing and an external light, water butt and cold water tap are fitted.

Council Tax Band C.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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 1



Bedroom 2



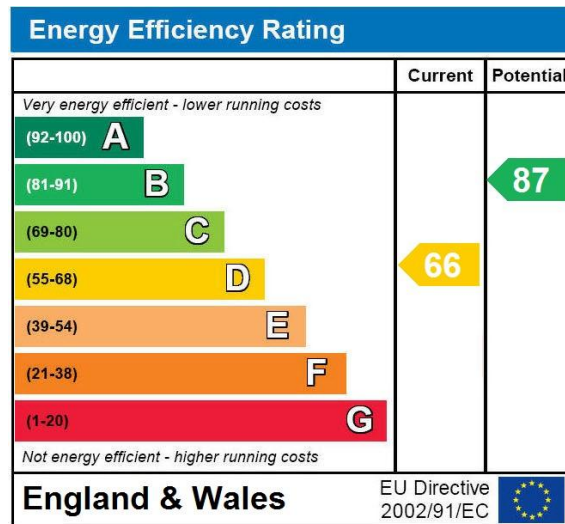
Outside



Further Aspect



Further 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 21/5/25

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