

***CHURCH STREET,
RUSKINGTON, NG34 9DU***



£135,000

A delightful Two Bedroom Cottage located in the centre of this popular village within easy access of amenities, and offered to the market with No Forward Chain. The well maintained property benefits from Gas Central Heating (with a new combination boiler installed in 2020) and Double Glazing to the full accommodation comprising Lounge, Dining Room, Inner Lobby, Kitchen, Porch, Two Bedrooms and Shower Room. Outside the rear garden is fully enclosed and West facing and is designed with ease of maintenance in mind.

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, upon entering the village of Ruskington, continue to the mini roundabout and proceed straight ahead into Church Street. 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:

Lounge: 3.61m (11'10") x 3.48m (11'5")

Having feature electric fire with brick surround, built-in store cupboard, three wall light points, radiator and an arch providing access to the:

Dining Room: 3.48m (11'5") x 2.08m (6'10")

Having two wall light points and two radiators.

Kitchen: 2.49m (8'2") x 1.68m (5'6")

Having a range of matching wall and base units with worktop over, enamel sink with mixer tap, space for cooker, space for fridge freezer, quarry tiled floor and tiled splashbacks.

Inner Lobby:

Having smoke alarm, radiator and timber glazed door providing access to the Porch having space and plumbing for washing machine and double glazed sliding patio doors to the rear garden.

Stairs from the Lobby provide access to the **First Floor Landing** having wall light point and smoke alarm.

Bedroom 1: 2.97m (9'9") x 2.01m (6'7")

Having triple built-in wardrobes, further overhead store cupboard, loft access and radiator.

Bedroom 2: 2.54m (8'4") x 2.29m (7'6")

Having two wall light points, airing cupboard housing the Baxi combination boiler and radiator.

Shower Room:

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with electric shower, extractor fan and towel radiator.

Outside:

A timber gate provides access to the front yard area which is paved for ease of maintenance. The **Rear Garden** is West facing and has a large patio area and further block paved path with well stocked borders to either side, a timber shed and two water butts, all fully enclosed by a combination of rendered brick walling and timber fencing, and a cold water tap is fitted.



Lounge



Dining Room



Kitchen



Bedroom 1

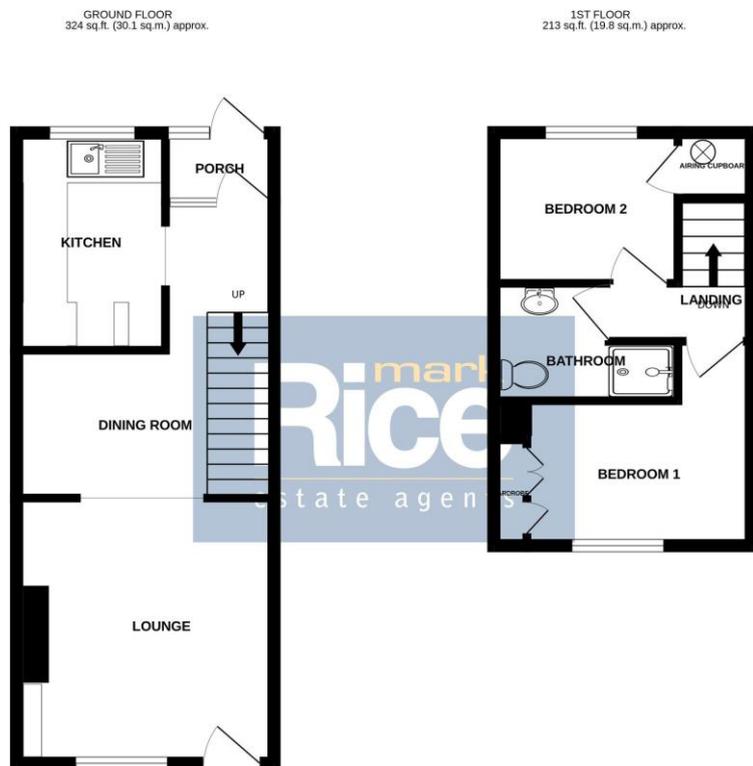


Bedroom 2

Agents' Note:

There is a right of way across the rear garden for the neighbouring property to allow access for them to put their bins out.

Council Tax Band A.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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. Made with Metropac (2002).



Shower Room



Rear Garden Text

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 29/5/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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