

***HOLME LANE,  
RUSKINGTON, NG34 9DN***



***£190,000***

***A spacious and charming Three Bedroom Semi Detached Cottage located close to the village centre and its amenities and offering Gas Central Heating, Fully Owned Solar Panels and Open Plan Living Kitchen with multi fuel burner. The property offers versatile accommodation which comprises Utility Room, Third Bedroom, En-Suite, Open Plan Living Kitchen and to the first floor there are Two Bedrooms and Family Bathroom. Outside there is a small courtyard which is particularly private as it is 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:**

Heading North on the A153 towards Ruskington, at the Speedway Corner roundabout take the first exit and proceed into the village. Continue on Sleaford Road to the next mini roundabout and take the third exit into Station Road. Take the third turning on the left into Holme Lane and the property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the:

**Utility Room: 4.19m (13'9") x 1.73m (5'8")**

Having a range of matching wall and base units with worktop over, space for fridge freezer, space and plumbing for washing machine and space for condensing tumble dryer.

**Bedroom 3: 2.95m (9'8") x 2.34m (7'8")**

Having radiator and loft access.

**En-Suite (for Bed 3):**

Being fully tiled and having close coupled w.c, floating hand washbasin with mixer tap, separate shower with electric unit and shower curtain.

**Open Living Kitchen: 5.61m (18'5") x 4.19m (13'9")**

Having inset 4.5 kw multi fuel burner and two radiators.

**Kitchen Area:**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring electric hob with stainless steel cooker hood over, breakfast bar, tiled splashbacks and integrated slimline dishwasher.

Stairs from the Lounge provide access to the First Floor Landing having airing cupboard housing the combination gas central heating boiler, loft access and radiator.

**Bedroom 1: 2.95m (9'8") x 2.79m (9'2")**

Having radiator.

**Bedroom 2: 2.90m (9'6") x 1.70m (5'7")**

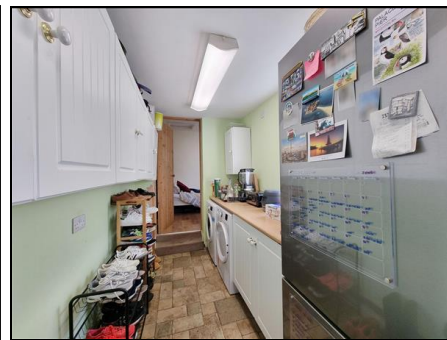
Having radiator.

**Bathroom: 2.67m (8'9") x 1.85m (6'1")**

Having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and shower attachment, and radiator.

**Outside:**

A wrought iron gate provides access to a path to the side of the property which leads to the **Rear Courtyard** area which is laid to artificial grass and block paving for ease of maintenance, all fully enclosed by timber fencing. An external light is installed.



**Utility Room**



**Bedroom 3**



**En-Suite**

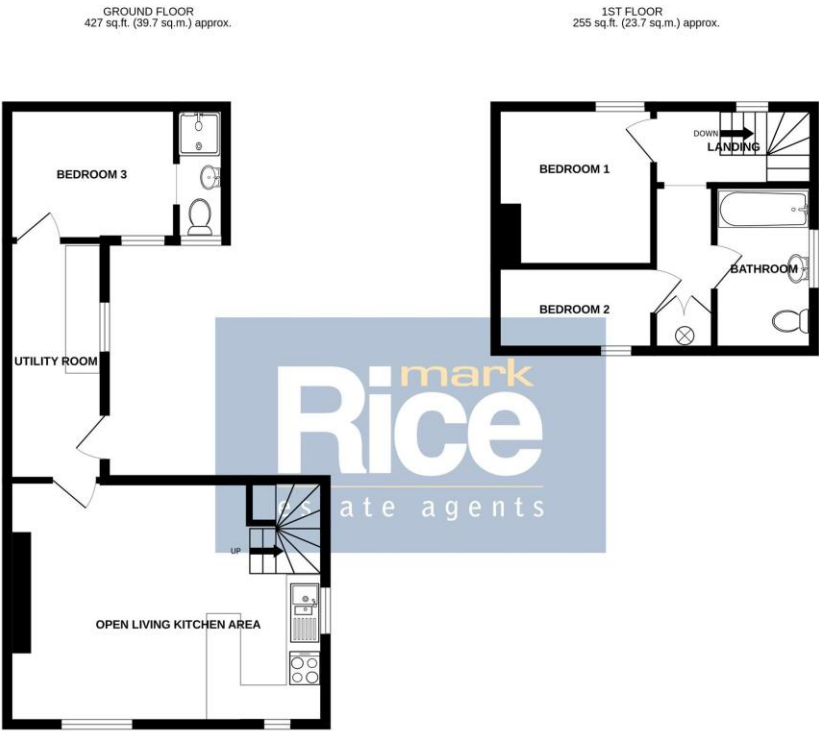


**Lounge Area**



**Kitchen Area**

Council Tax Band A



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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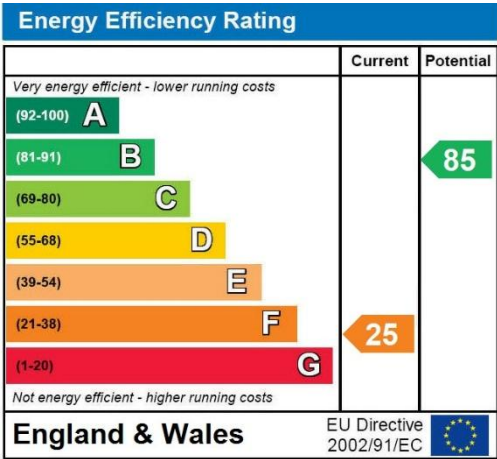
Bedroom 1



Bathroom



Courtyard



*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 18/06/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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