

***LARCH CLOSE,
RUSKINGTON, NG34 9GB***



Fixed Price £325,000

A spacious and much improved Four Bedroom Detached Family Home, tucked away in a quiet cul-de-sac and within walking distance of the village centre and its amenities. The property has undergone a scheme of improvements by the current owners including a new Kitchen, new flooring, complete redecoration and landscaping to the rear garden and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Kitchen, Large Lounge, Separate Dining Room, Ground Floor Cloakroom, Utility Room, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is an Attached Double Garage and a drive provides ample off road parking, and the rear garden is a good size and is particularly private as is not overlooked. To fully appreciate the presentation of this property and its convenient location, viewing is highly 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 and proceed into the village of Ruskington. Take the second turning on the left into Elmtree Road and take the fourth turning on the left into Larch Close. Take the second turning on the right and the property is located straight ahead at the head of the cul-de-sac, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, coved ceiling and radiator.

Lounge: 4.93m (16'2") x 4.06m (13'4") max

Having feature electric fire with surround, coved ceiling and radiator.

Kitchen: 4.19m (13'9") x 2.97m (9'9")

Having a range of Shaker style base units with worktop over, 1½ bowl inset ceramic sink with mixer tap, eye level electric oven with separate eye level electric grill, inset five ring gas hob with stainless steel cooker hood over, integrated fridge and freezer, integrated dishwasher, tiled splashbacks, coved ceiling, ceiling downlighters and radiator.

Utility Room: 1.96m (6'5") x 1.78m (5'10")

Having Shaker style units with worktop over to match kitchen, space and plumbing for washing machine, space for condensing tumble dryer, tiled splashbacks, coved ceiling, radiator and side entrance door.

Dining Room: 3.53m (11'7") x 2.74m (9'0")

Having understairs store cupboard, coved ceiling, radiator and sliding patio doors providing access to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having store cupboard and loft access.

Bedroom 1: 5.11m (16'9") x 4.19m (13'9") max

Having built-in double wardrobe, coved ceiling and radiator.

En-Suite:

Having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with mains fed unit, tiled splashbacks, ceiling downlighters, extractor fan, shaver point and radiator.

Bedroom 2: 3.17m (10'5") x 2.79m (9'2")

Having coved ceiling and radiator.



Cloakroom



Lounge



Kitchen



Further Aspect



Utility Room

Bedroom 3: 3.56m (11'8") x 2.77m (9'1") max
 Having coved ceiling and radiator.

Bedroom 4: 3.17m (10'5") x 2.03m (6'8")
 Having coved ceiling and radiator.

Bathroom:
 Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, tiled splashbacks, coved ceiling, ceiling downlighters, extractor fan and radiator.

Outside:
 A tarmac drive provides **Off Road Parking** with further hardstanding to provide additional parking, and this approaches the **Attached Double Garage 5.08m (16'8") x 5.03m (16'6")** having double manual up and over doors, light and power points and loft storage. The remainder of the front garden is laid to gravel for ease of maintenance with a paved path leading to the front entrance door. A further paved path leads to another timber gate which provides access to the **Rear Garden** which is predominantly laid to law with gravelled borders for ease of maintenance with a path, decking area, side access via a further timber gate and further patio area behind the garage, all of which is enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band D



Dining Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



GROUND FLOOR
 888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
 614 sq.ft. (57.0 sq.m.) approx.

TOTAL FLOOR AREA: 1502 sq.ft. (139.6 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 4



Bathroom



Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(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 24/06/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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