

***DORRINGTON CLOSE,
RUSKINGTON, NG34 9EQ***



£200,000

A rare opportunity to purchase a well maintained and improved Three Bedroom Semi-Detached house, located within much larger than average Corner Plot Gardens with Garage, Parking, and No Onward Chain. The property has been re-rendered in 2024, and must be viewed to fully appreciate the size of the garden, and its tucked away position within this Cul-De-Sac setting which is within walking distance of the village centre. Further benefitting from Gas Central Heating and Double Glazing, being replaced approximately in 2024, the full accommodation comprises Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, and Re-Fitting Bathroom. There is Ample Parking to the Front of the property with a driveway leading to the Detached Garage, whilst the Rear Gardens are Large, Fully Enclosed and form a particularly Private and Sheltered retreat.

Directions:

Travelling from Sleaford on the A153 at the Speedway Garage roundabout, continue towards the village of Ruskington. Once in the village, at the next mini roundabout, turn left onto Rectory Road and follow the road as it bears to the right into Lincoln Road. Take the first turning on the left into Westcliffe Road and turn left again into West Road. Turn right into Cliffe Avenue and right again into Dorrington Close where the property is located in the first Cul-De-Sac on the left hand side, as indicated by our 'For Sale' board.

Double glazed composite entrance door provides access to the hall having radiator.

Lounge: 3.96m (13'0") x 3.84m (12'7")

Having electric fire with surround, bow window, radiator, and arch providing access to the dining room.

Dining Room: 2.62m (8'7") x 2.34m (7'8")

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

Kitchen: 2.74m (9'0") x 2.36m (7'9")

Having matching wall and base units work worktop over, 1 1/2 bowl inset stainless steel drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, space for fridge freezer, space and plumbing for washing machine, wall mounted Gas central heating combination boiler, tiled splashbacks, side entrance door, and radiator.

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

Bedroom 1: 3.89m (12'9") x 2.64m (8'8") Max

Having recess for hanging space and radiator.

Bedroom 2: 2.95m (9'8") x 2.77m (9'1")

Having radiator.

Bedroom 3: 2.31m (7'7") x 2.03m (6'8")

Having radiator.

Bathroom:

Being fully tiled and have close coupled w.c., floating hand washbasin with mixer tap, panelled bath with mixer tap, and chrome towel radiator.

Outside:

The front gardens are laid to gravel to provide ample parking and approach the detached single garage with up and over door, light and power points. A gate provides access to the rear gardens which are laid to lawn with borders, patio, further patio between the property and garage, and a cold-water tap is fitted.



Lounge



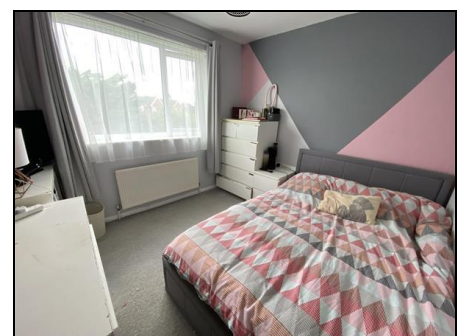
Dining Room



Kitchen

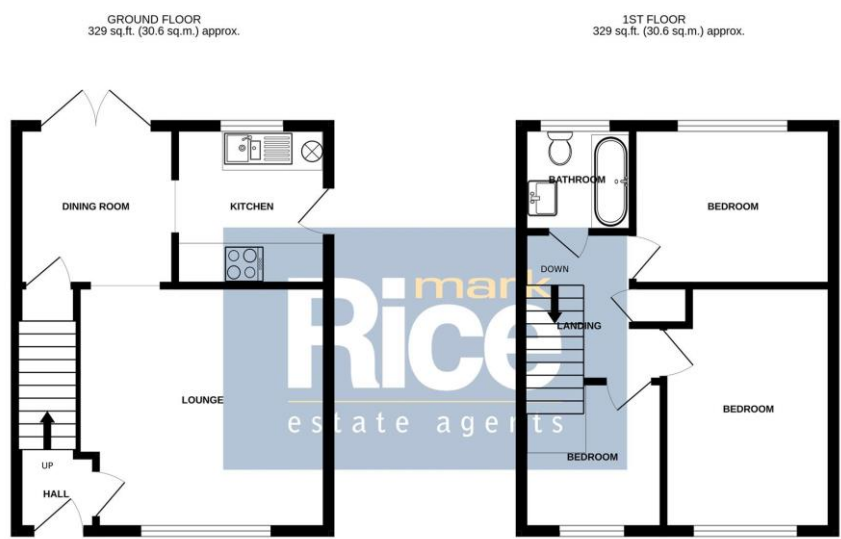


Bedroom 1

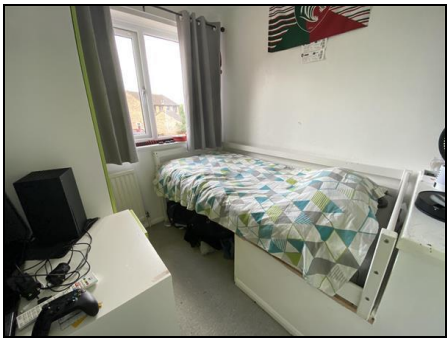
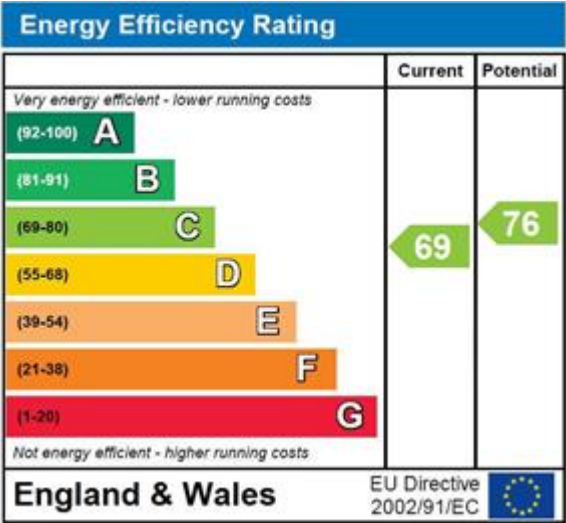


Bedroom 2

Council Tax Band: B
North Kesteven District Council Annual Charge £1794.32



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 3



Bathroom



Rear Garden



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 28/07/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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