

***ELMTREE ROAD,
RUSKINGTON, NG34 9BT***



£220,000

An Extended Three Bedroom Semi-Detached House located on a much larger than average corner plot with potential to extend further (subject to the necessary consents) and offered to the market with No Forward Chain. The property offers spacious accommodation internally and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, Dining Room, 18'7 Kitchen Diner, Three Spacious Bedrooms and Family Bathroom. Outside there is a large driveway with a gravelled area for further parking which leads to the Single Attached Garage, with a large side garden and fully enclosed rear garden. The property would benefit from some cosmetic updating but overall has been well maintained.

Directions:

Travelling from Sleaford on the B153, at the Speedway Corner roundabout proceed straight ahead into the village of Ruskington. Take the second turning on the left into Elmtree Road and the property is located on the right hand side.

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

Lounge: 5.51m (18'1") x 2.87m (9'5")

Having feature electric fire with stone surround and coved ceiling.

Dining Room: 3.58m (11'9") x 3.35m (11'0")

Having two store cupboards, coved ceiling, radiator and an arch providing access to the:

Kitchen Diner: 5.66m (18'7") x 2.64m (8'8")

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, integrated electric oven with electric hob and matching unit cooker hood over, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, coved ceiling, extractor fan, radiator and double glazed rear entrance door.

Stairs from the hall provide access to the First Floor Landing having airing cupboard housing the Worcester Bosch combination boiler, loft access and smoke alarm.

Bedroom 1: 3.48m (11'5") x 3.38m (11'1")

Having radiator.

Bedroom 2: 3.23m (10'7") x 2.49m (8'2")

Having coved ceiling and radiator.

Bedroom 3: 3.38m (11'1") x 1.90m (6'3")

Having radiator.

Shower Room:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double width shower cubicle with mains fed shower, mermaid board splashbacks and chrome towel radiator.

Outside:

A concrete tandem drive provides **Off Road Parking** for a number of vehicles and approaches the **Single Attached Garage** with storm porch, **5.21m (17'1") x 2.36m (7'9")** having manual up and over door, power and lighting. The front garden is laid to gravel for ease of maintenance with the side garden also being laid to lawn with gravelled borders and a patio area, all partially enclosed by timber fencing. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn with patio area and timber shed, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band B.



Lounge



Further Aspect



Dining Room



Kitchen Diner



Further Aspect

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description 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.
Made with Metropix 6/2026



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Further Aspect



Further Aspect



Aerial View

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.

2003:

Reference 03/03/2026

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