



**20 Parkfield Road**

Ruskington, Sleaford, NG34 9HS



Book a Viewing!

**£294,000**

An extended four bedroom detached house in the ever popular and convenient village of Ruskington. The well-presented accommodation comprises of Hall, Lounge with log burner, Dining Room, modern fitted Kitchen, Rear Hall, ground floor Bedroom and Wet Room and a First Floor Landing leading to three further Bedrooms and Family Shower Room. The property sits on a generous plot with front garden, plenty of off street parking, single garage and large enclosed rear garden. Viewing is highly recommended.





20 Parkfield Road, Ruskington, Sleaford, NG34 9HS



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Ruskington a well-serviced village with a good range of local amenities and facilities to include local shops, Co-op food store with Post Office and Pharmacy, Doctors Surgery, junior and secondary schooling, a railway station, sports clubs and a bus service through the village.





#### HALL

With staircase to the first floor, double glazed window to the front aspect, spotlights and radiator.

#### LOUNGE

17' 3" x 12' 6" (5.26m x 3.83m) With feature log burner, double glazed windows to the front and side aspects and radiator.

#### DINING ROOM

13' 4" x 11' 10" (4.08m x 3.63m) With double glazed French doors to the rear garden, double glazed window to the side aspect and radiator.

#### KITCHEN/BREAKFAST ROOM

12' 0" x 10' 6" (3.67m x 3.21m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for range cooker, American fridge freezer and washing machine, breakfast bar, tiled flooring and splashbacks, radiator, spotlights and double glazed window to the side aspect.

#### REAR HALL

With door to the garden and radiator.

#### BEDROOM 4

10' 0" x 7' 8" (3.07m x 2.35m) With double glazed window to the rear aspect and radiator.



#### WET ROOM

Fitted with a three piece suite comprising of wet room shower, close coupled WC and wash hand basin in a vanity unit, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With airing cupboard and double glazed window to the front aspect.



#### BEDROOM 1

12' 4" x 10' 2" (3.77m x 3.10m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 2

12' 1" x 8' 7" (3.69m x 2.63m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

9' 6" x 7' 4" (2.90m x 2.25m) With double glazed window to the front aspect and radiator.



#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled walls and flooring, radiator and double glazed windows to the front and side aspects.



## OUTSIDE

The property sits on a generous plot with lawned garden to the front with driveway providing off street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front and light and power. To the rear of the property there is a large enclosed garden, laid mainly to lawn with patio seating area, shed, mature shrubs and flower beds.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

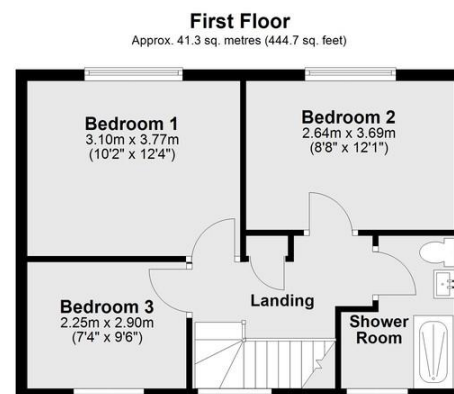
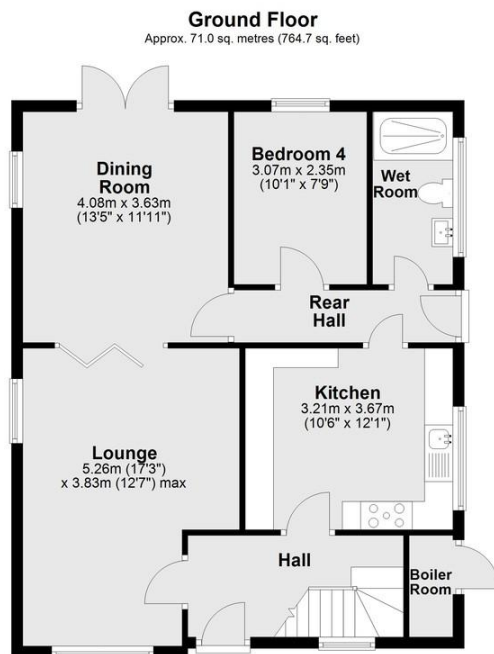
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

