

***BECK CLOSE,  
RUSKINGTON, NG34 9FD***



***£190,000***

***A Two Bedroom Detached Bungalow, located on a corner plot within a quiet cul-de-sac on the edge of this popular village, and offered to the market with No Forward Chain. Whilst the property would benefit from some cosmetic updating, it has Gas Central Heating and Double Glazing as well as a Detached Garage. The full accommodation comprises Entrance Hall, Kitchen, Lounge with 16' Conservatory off, Two Good Size Bedrooms and Shower Room. There are gardens to the front and rear, with the West facing rear garden being a particular feature as it is not overlooked. Viewing is strongly 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 mini roundabout continue straight ahead towards Ruskington. Continue into the village and at the next mini roundabout, turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. At the crossroads, turn left into Westcliffe Road and take the first turning on the right hand side into Westbeck. Turn left into Beck Close and the property is located on the left hand side.

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A double glazed entrance door provides access to the Hall having store cupboard, cupboard housing the combination boiler, coved ceiling and radiator.

**Kitchen: 2.90m (9'6") x 2.36m (7'9")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer sink with mixer tap, space for electric cooker with cooker hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled splashbacks, tiled floor, radiator and side entrance door.

**Lounge: 5.18m (17'0") x 3.96m (13'0") max**

Having fireplace surround, coved ceiling, radiator and patio doors providing access to the Conservatory.

**Conservatory: 4.88m (16'0") x 2.64m (8'8")**

Having patio doors to rear garden.

**Inner Hall:**

Having coved ceiling and loft access.

**Bedroom 1: 3.45m (11'4") x 2.97m (9'9")**

Having two double built-in wardrobes, two single wardrobes and over head lockers, coved ceiling and radiator.

**Bedroom 2: 2.64m (8'8") x 2.44m (8'0")**

Having coved ceiling and radiator.

**Bathroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with electric unit, mermaid board splashbacks, radiator and extractor fan.

**Outside:**

A drive provides Parking and approaches the **Single Detached Garage 4.93m (16'2") x 2.51m (8'3")** having manual up and over door, light and power points and personal door to the rear garden. The front garden is predominantly laid to lawn and partially enclosed by a variety of mature shrubs and hedging with a paved path approaching the front door. A timber



**Kitchen**



**Lounge**



**Further Aspect**



**Conservatory**



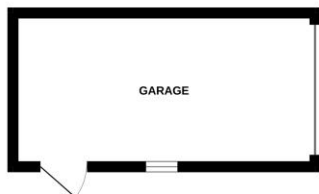
**Bedroom 1**



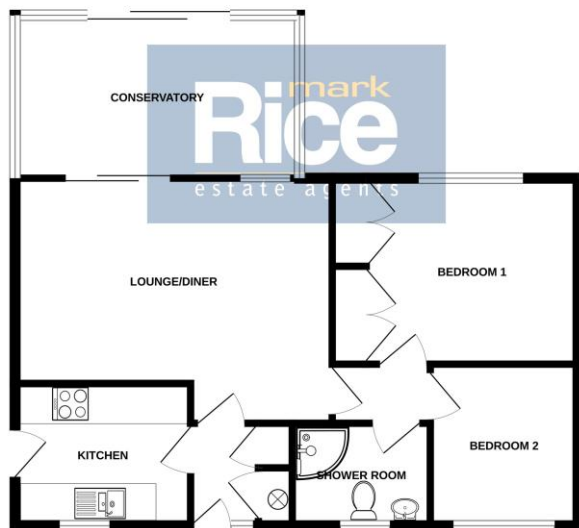
gate provides access to the side and rear gardens which are fully enclosed and West facing with a lawn area, large patio and pebbled areas for ease of maintenance with surrounding well stocked borders. An external 13 amp power point and cold water tap are fitted.

Council Tax Band B.

GARAGE  
134 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq. ft. (77.1 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 2**



**Shower Room**



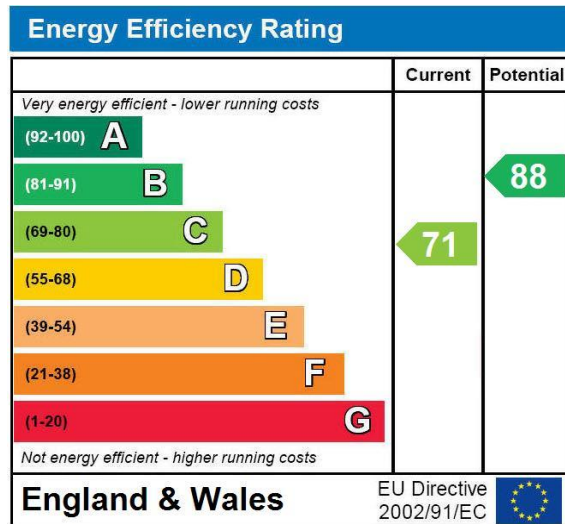
**Rear Garden**



**Further Aspect**



**Rear Garden**



**Agents 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 18/10/2023

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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