

***BEECHTREE CLOSE,  
RUSKINGTON, NG34 9TR***



***£175,000***

***Located in a cul-de-sac setting convenient for the centre of the village, a well presented and much improved Two Bedroom Semi-Detached House providing more than Ample Parking, Low Maintenance Gardens, 13'5 x 8'10 CONSERVATORY, Re-Fitted Shower Room and built-in bedroom furniture to the master bedroom. The house benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Lounge, Dining Kitchen with storage off, Conservatory Two Good Size Bedrooms with the master bedroom having a walk-in storage area and Re-Fitted Bathroom with separate shower. Outside there are low maintenance front gardens and a long drive providing Ample Parking and there are Fully Enclosed Rear Gardens providing a high degree of shelter and privacy.***

**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, proceed towards the village of Ruskington. Once in the village take the second turning on the left hand side into Elmtree Road and follow the road through the bends to the left and right and take the second turning on the left hand side into Beechtree Close. The property is located on the left hand side.

Double glazed entrance door provides access to the Hall having radiator.

**Lounge: 4.11m (13'6") x 3.12m (10'3")**

Having radiator and coved ceiling.

**Dining Kitchen: 4.14m (13'7") x 2.03m (6'8")**

Having wall and base units, worktop, built-in oven, inset gas hob, cooker hood, inset sink with monobloc tap, plumbing for automatic washing machine, tiled splashbacks, understairs storage cupboard and radiator. French doors provide access to the:

**Conservatory: 4.09m (13'5") x 2.69m (8'10")**

Having radiator, French doors to rear garden, side door to drive and a cold water tap.

Stairs provide access to the **First Floor Landing** having coved ceiling.

**Bedroom 1: 3.15m (10'4") x 3.07m (10'1")**

Having radiator, airing cupboard housing the combination boiler, two built-in single wardrobes, worktop, further large built-in cupboard providing a large storage area with window and coved ceiling.

**Bedroom 2: 3.10m (10'2") x 2.16m (7'1")**

Having radiator, loft access and coved ceiling.

**Shower Room:**

Having separate corner mounted mains fed shower, low level w.c, pedestal hand washbasin, tiled splashbacks, radiator, extractor fan and coved ceiling.

**Outside:**

The front gardens are gravelled for ease of maintenance with a circular paving feature and a gravelled drive continues alongside the property to provide Parking for approximately three vehicles. A gate provides access to the Fully Enclosed Rear Gardens which are laid mostly to lawn with a patio, pergola area and Garden Shed with power.

**Council Tax Band: A**

North Kesteven District Council.



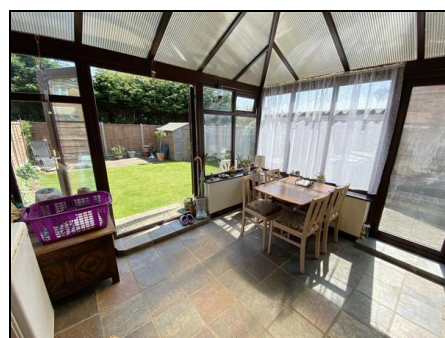
**Lounge**



**Dining Kitchen**



**Conservatory**



**Further Aspect**

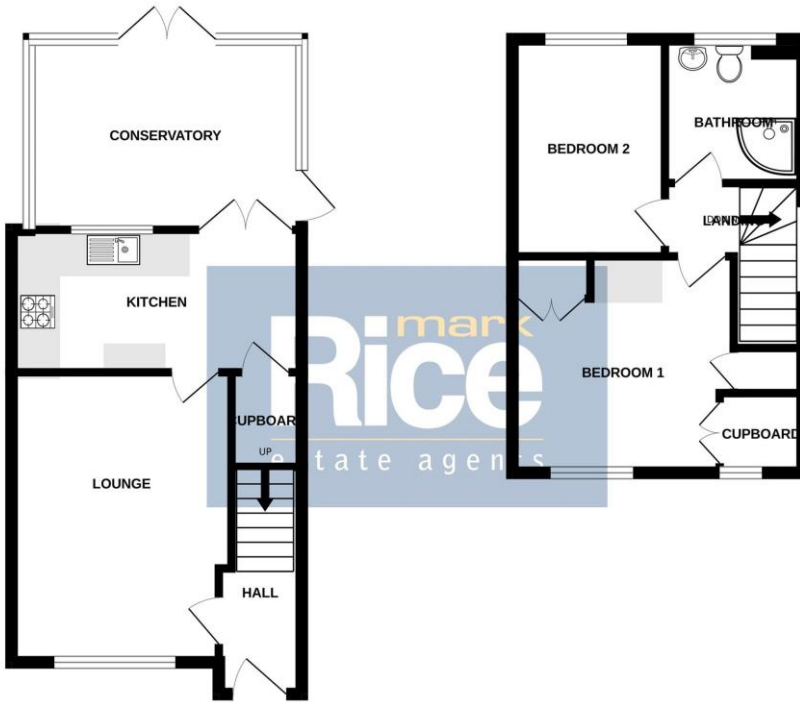


**Bedroom 1**



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 10/05/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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