

***22 WEST ROAD,
RUSKINGTON, NG34 9AL***



***£235,000
Offers invited***

****** IDEAL OPPORTUNITY FOR INVESTMENT BUYER/LANDLORD ******

A well presented Three Bedroom Detached Bungalow situated in a quiet residential road within this popular village, having more than Ample Parking, a private Rear Garden and offered to the market with NO ONWARD CHAIN. The well maintained property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Lounge Diner, Kitchen, Three Good Sized Bedrooms and Bathroom. Outside there is a tandem drive leading to the Garage and the front garden has been gravelled to provide further parking. The Rear Garden is larger than average and fully enclosed.

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 road, at the Speedway Corner roundabout take the first exit and proceed into the village. At the next roundabout, turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road and take the first turning on the left into Westcliffe Road. Take the first turning on the left into West Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Entrance Hall** having store cupboard, coved ceiling and radiator.

Lounge Diner: 7.77m (25'6") x 3.81m (12'6")

Having coved ceiling, two radiators and French doors to the rear garden.

Kitchen: 3.61m (11'10") x 2.69m (8'10")

Having a range of matching wall and base units with worktop over, single drainer inset stainless steel sink with mixer tap, built-in electric oven, inset four ring electric hob with matching unit cooker hood over, concealed wall mounted Worcester Bosch condensing boiler, space and plumbing for dishwasher, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks and side entrance door.

Inner Hall:

Having airing cupboard, loft access and smoke alarm.

Bedroom 1: 3.81m (12'6") x 3.68m (12'1")

Having built-in double wardrobe, coved ceiling and radiator.

Bedroom 2: 3.17m (10'5") x 2.49m (8'2")

Having coved ceiling and radiator.

Bedroom 3: 2.62m (8'7") x 2.26m (7'5")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen, ceiling downlighters, extractor fan and radiator.

Outside:

A concrete tandem drive provides **Off Road Parking** for a number of vehicles and approaches the **Integral Garage**. The front garden is laid to gravel to provide further parking and is partially enclosed by timber fencing. A timber gate provides access to the **Rear Garden** which is much larger than average and has a number of lawned areas, two patio areas, two wild flower beds and a timber shed is included. A cold water tap is fitted.



Lounge Diner



Further Aspect



Kitchen



Further Aspect



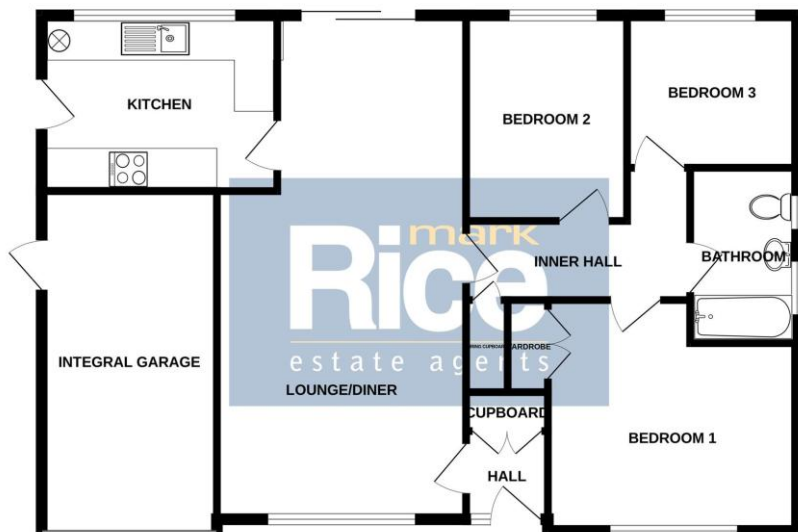
Bedroom 1

Agent's Note:

There is an electricity pylon in the garden, however, we understand this is only used when excess energy is required to the area and therefore is not constantly in use.

Council Tax Band B.

GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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



Bedroom 3



Bathroom



Further Aspect



Rear Garden

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 10/07/2024

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