

***PARKFIELD ROAD,  
RUSKINGTON, NG34 9HS***



***£175,000***

***Located in this popular residential area and within a five minute walk of the village centre, is this spacious Three Bedroom Semi Detached House offered to the market with No Forward Chain. The property would benefit from some internal cosmetic updating, however, has been well maintained by the current owner and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom. Outside a drive provides Parking for one vehicle and the rear garden is larger than average with a good size lawn area and a brick built outbuilding.***

**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 Speedway Corner roundabout take the first exit and proceed into the village of Ruskington. At the mini roundabout take the second exit into Church Street and take the second turning on the right into High Street North. Take the next left into Parkfield Road and follow the road as it bears to the left, right and left again and the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Porch** which in turn provides access to the **Entrance Hall**, having understairs storage cupboard, coved ceiling, smoke alarm and radiator.

**Lounge: 4.19m (13'9") x 3.43m (11'3")**

Having gas fire with back boiler, coved ceiling and radiator.

**Dining Room: 3.78m (12'5") x 2.51m (8'3")**

Having store cupboard, coved ceiling, radiator and door to the:

**Kitchen: 2.57m (8'5") x 2.06m (6'9")**

Having a range of matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, space for a gas/electric combination cooker with extractor hood over, space and plumbing for washing machine, integrated fridge, tiled splashbacks and rear entrance door.

Stairs from the hall provide access to the First Floor Landing having coved ceiling and loft access.

**Bedroom 1: 4.19m (13'9") x 3.43m (11'3")**

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

**Bedroom 2: 3.68m (12'1") x 2.62m (8'7")**

Having full length built-in wardrobes with sliding doors, coved ceiling and radiator.

**Bedroom 3: 2.67m (8'9") x 2.34m (7'8") max**

Having built-in wardrobe, coved ceiling and radiator.

**Bathroom:**

Being fully tiled and having close coupled wc, pedestal hand washbasin with mixer tap, bath with mixer tap and mains fed shower over, coved ceiling and radiator.

**Outside:**

A gravelled drive provides **Off Road Parking** for one vehicle and the remainder of the front garden has well stocked borders which could also be gravelled to provide further parking. A concrete path leads to the side of the property and approaches the **Brick Built Outbuilding 3.07m (10'1") x 1.90m (6'3")** having power. The **Rear Garden** is partially enclosed by timber fencing and is much larger than average, with lawn area, patio, a further gravelled area with a variety of mature shrubs and trees and a cold water tap is fitted.



**Lounge**



**Dining Room**



**Kitchen**



**Bedroom 1**



**Bedroom 2**

*Council Tax Band A.*

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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 3**



**Bathroom**



**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 17/09/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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