

***HORSESHOE CLOSE,  
RUSKINGTON, NG34 9DB***



**£225,000**

***Located in this small cul-de-sac setting close to the fringe of the village, yet within walking distance of amenities, a good sized Three Bedroom Semi Detached House with Larger Than Average Garage and Ample Parking. The property is offered to the market with No Forward Chain and was built by Chanceoption Homes, who are a reputable local builder with a good reputation. The property further benefits from Solar Panels, Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Cloakroom, Lounge, Dining Kitchen with Utility Room off, Conservatory, Three Good Sized Bedrooms, with En-Suite to the master bedroom, and Family Bathroom. A long drive to the front of the property provides Parking and approaches the Detached Garage, and the rear garden provides a high degree of privacy and needs to be viewed. This well designed and good sized property needs to be viewed to appreciate the standard of accommodation on offer.***

**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 continue straight ahead into the village of Ruskington. At the next mini roundabout, turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. Take the second turning on the right into Horseshoe Close and the property is located on the left hand side as indicated by our 'For Sale' board.

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A storm porch over a double glazed entrance door provides access to the Hall having radiator, understairs cupboard, tiled floor and dado rail.

**Cloakroom:**

Having low level w.c, hand washbasin, tiled splashbacks and radiator.

**Lounge: 4.14m (13'7") x 3.76m (12'4")**

With further bay window and having dado rail and radiator. Double doors provide access to the:

**Dining Kitchen: 4.62m (15'2") x 3.23m (10'7")**

Having wall and base units with worktop over, built-in electric oven, gas hob with cooker hood over, single drainer inset sink with monobloc tap, plumbing for dishwasher, radiator and patio doors to the Conservatory.

**Conservatory: 2.36m (7'9") x 2.18m (7'2")**

Having double radiator and door to garden.

**Utility Room: 2.92m (9'7") x 1.68m (5'6")**

Having wall and base units with worktop over, single drainer inset sink, tiled splashbacks, plumbing for washing machine, space for appliances, radiator, gas boiler and double glazed rear entrance door.

Stairs from the hall provide access to the **First Floor Landing** having access to the part boarded loft with light and ladder, radiator and built-in cupboard.

**Bedroom 1: 4.01m (13'2") x 2.87m (9'5")**

Having radiator.

**En-Suite:**

Having separate shower cubicle with electric shower unit, hand washbasin, low level w.c, tiled splashbacks, radiator and extractor fan.

**Bedroom 2: 3.86m (12'8") x 3.05m (10'0")**

Having radiator.

**Bedroom 3: 3.05m (10'0") x 2.57m (8'5")**

Having radiator.

**Hall****Cloakroom****Lounge****Dining Kitchen****Further Aspect**



**Bathroom:**

Having low level w.c, bath with mixer tap and electric shower over, vanity hand washbasin with cupboards below, tiled splashbacks and radiator.

**Outside:**

The garden to the front of the property is laid to lawn with a paved path leading to the front door. A gravelled drive provides more than Ample Parking and proceeds to double opening gates to the further parking area. This in turn approaches the **Detached Garage 5.66m (18'7") x 3.07m (10'1")** having up and over door, power and light, loft storage and double glazed personal door. The Rear Garden is fully enclosed and has two patios, lawn, borders and a cold water tap is fitted.

**Agent's Note:**

The property has solar panels installed and we understand from the vendors that these are owned.

Council Tax Band B.



**Conservatory**



**Utility Room**



**Bedroom 1**



**En-Suite**

GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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**



**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 03/10/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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