

***CHESTNUT STREET,  
RUSKINGTON, NG34 9DL***



***£305,000***

*Located within easy walking distance of the village centre and in a non estate setting, a substantial and well maintained and improved Three Bedroom Semi Detached House set within grounds of approximately 0.20 of an acre. The property provides more than Ample Parking together with a 19'1 Garage and Separate Workshop, and has large family accommodation which is Double Glazed and has Gas Central Heating. The full accommodation comprises Reception Hall, Lounge, Dining Room, 25'3 Dining Kitchen, Conservatory, Separate W.C, Three Good Sized Bedrooms and Bathroom with a four piece suite. To appreciate the size of accommodation available, the plot size and its location, early viewing of this property is highly recommended.*



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**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 into the village. At the next mini roundabout, turn left into Station Road and take the fourth turning on the left to Chestnut Street. The property is located on the right hand side.

A storm porch and entrance door with a coloured glass feature and fan light provide access to the:

**Reception Hall: 7.21m (23'8") x 1.83m (6'0")**

Having dado rail, understairs storage cupboard, radiator and two wall light points.

**Lounge: 3.96m (13'0") x 3.89m (12'9")**

Having further bay window, fireplace surround and double radiator. An arch provides access to the:

**Dining Area: 3.96m (13'0") x 3.86m (12'8")**

Having radiator and two wall light points.

**Dining Kitchen: 7.70m (25'3") x 2.67m (8'9")**

Having a range of wall and base units with worktop over, enamel single drainer inset sink with monobloc tap, eye level double oven, inset gas hob, cooker hood, tiled splashbacks and door to Conservatory.

**Dining Area:**

Having double radiator, ceiling downlighters, plumbing for washing machine and wine rack.

**Further Aspect:**

A further door provides access to the:

**Conservatory: 4.37m (14'4") x 3.35m (11'0")**

(Overall dimensions)

Being 'L' shaped and having door to side, French doors to garden, tiled floor and radiator. This provides access to the:

**Separate W.C:**

Having low level w.c.

**First Floor Landing:**

Having loft access.

**Bedroom 1: 3.89m (12'9") x 3.66m (12'0")**

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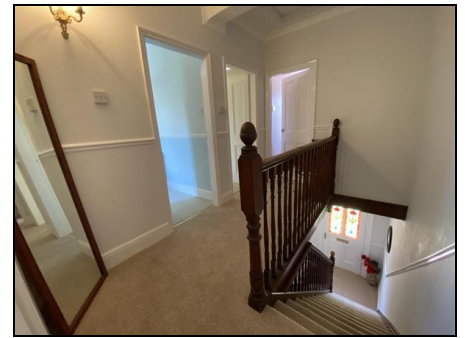
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*Having radiator, two single wardrobes, two bedside cabinets and bridging units over the bed recess, two further built-in wardrobes with mirror sliding doors, and dressing table.*

**Bedroom 2: 3.86m (12'8") x 3.58m (11'9") max**

*Having dado rail and radiator.*

**Bedroom 3: 2.57m (8'5") x 2.13m (7'0")**

*Having radiator.*

**Bathroom:**

*Being fully tiled and having vanity hand washbasin with mixer tap, bath with mixer tap and shower attachment, low level wc, separate shower cubicle with mains fed unit, shaver point and extractor fan.*

**Outside:**

*The garden to the front of the property is laid to gravel for ease of maintenance and for extra parking, and the drive continues alongside the property to provide further parking to the rear. There is a patio adjacent to the house and a cold water tap is fitted. There is a separate patio to the rear of the property and the remainder of the rear garden is laid mostly to lawn with well stocked borders. The Detached Garage, 5.94m (19'6") x 3.12m (10'3"), has an up and over door and light and power points, and there is a Workshop to the rear, 3.20m (10'6") x 3.12m (10'3"), with a personal door.*

**Further Aspect:**

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*Council Tax Band B.*

*NB These are draft particulars awaiting the vendor's final approval.*



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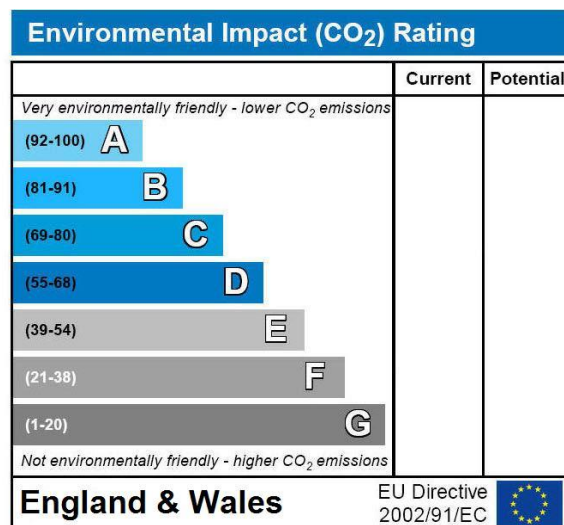
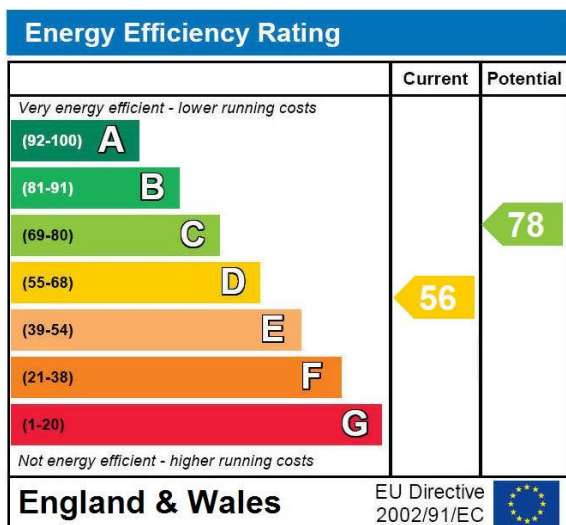


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TOTAL FLOOR AREA: 1690 sq ft, (157.0 sq.m.) approx.

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 property, contents and appliances shown here are not shown to scale and no guarantee is given to their condition or efficiency and no liability is taken for them. Made with Metreplan 12.0.0.0.



**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** *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

2003:

*Reference*

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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APPROVED BY .....

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DATE .....