

***BELLVIEW ROAD,
RUSKINGTON, NG34 9BF***



£225,000

With the advantage of No Forward Chain and located at the head of this small cul-de-sac within walking distance of the village centre, a Three Bedroom Semi Detached Bungalow with Ample Parking and a Detached Garage. The property benefits from Gas Central Heating and Double Glazing and has a fully enclosed South facing rear garden. The well presented accommodation comprises Entrance Hall, 15'5 x 10'9 Dining Kitchen Three Good Sized Bedrooms, Lounge, Shower Room and En-Suite to the master bedroom. The property is in a particularly popular village setting and early viewing is highly recommended.

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 of Ruskington. Upon entering the village, turn right into Bellview Road where the property is indicated by our 'For Sale' board at the head of the cul-de-sac.

An entrance door provides access to the **Hall** having radiator, cupboard and loft access.

Kitchen Diner: 4.80m (15'9") x 3.28m (10'9")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, built-in oven, inset gas hob, cooker hood, tiled splashbacks and radiator.

Lounge: 4.65m (15'3") x 3.45m (11'4")

Having radiator and French doors to the garden.

Bedroom 1: 4.47m (14'8") x 2.95m (9'8")

Having radiator and a range of built-in furniture comprising two double wardrobes, bridging units, two bedside cabinets and display units.

En-Suite:

Being fully tiled and having low level w.c, separate shower cubicle, vanity hand washbasin with mixer tap and white towel radiator.

Bedroom 2: 2.92m (9'7") x 2.84m (9'4")

Having radiator.

Bedroom 3: 2.92m (9'7") x 1.96m (6'5")

Having radiator.

Shower Room:

Being fully tiled and having vanity hand washbasin with mixer tap, separate shower cubicle with mains fed unit, low level w.c, towel radiator and extractor fan.

Outside:

The front garden is paved for ease of maintenance and a block paved drive continues alongside the property to provide further **Parking**. This leads to the **Detached Garage 5.79m (19'0") x 3.05m (10'0")** having electric door, loft storage, light and power points and personal door to the rear garden. The **South Facing Rear Garden** is enclosed and laid to patio and paving, with raised borders.

Council Tax Band B.



Kitchen Diner



Lounge



Bedroom 1

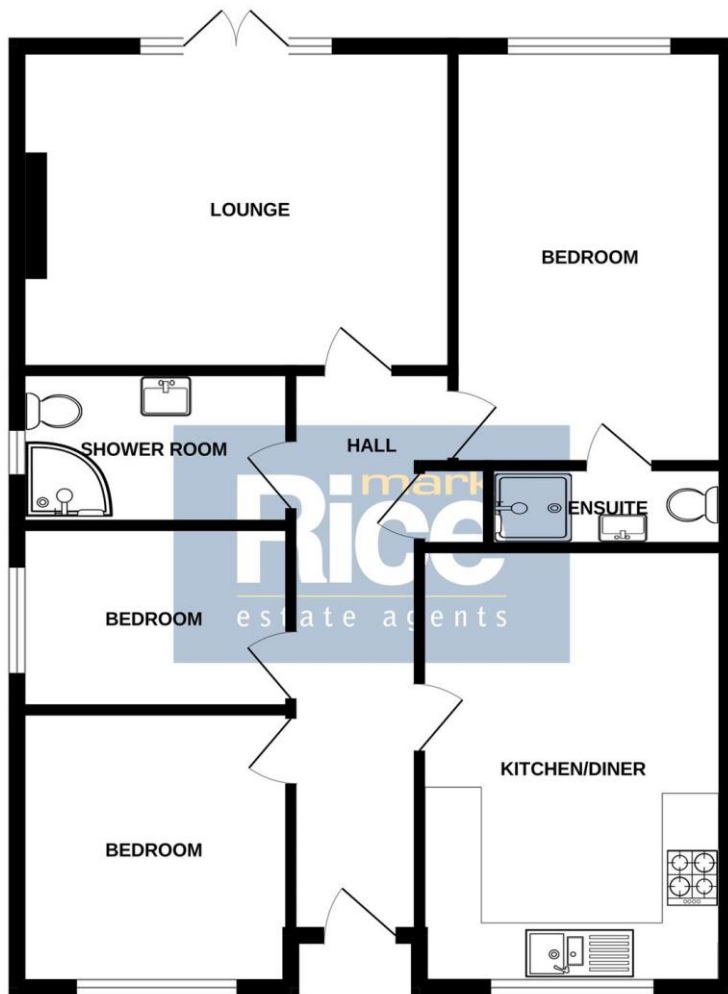


En-Suite



Bedroom 2

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Bedroom 3



Bathroom



Rear Garden



Further Aspect

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 08/10/2024

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