

***FINCH HATTON CLOSE,
RUSKINGTON. NG34 9GS***



£390,000

A rare opportunity to secure this Executive Four Bedroom Detached Home, designed by renowned local builder Chanceoption and offered to the market with No Onward Chain. The well presented property is located within a peaceful Cul-De-Sac on the fringe of the village and offers Three Spacious Reception Rooms, Utility Room, Ensuite to the Master Bedroom, a Large Drive for Ample Parking, a Fully Enclosed South West Facing Garden which is Not Overlooked. The property further benefits from Gas Central Heating and Double Glazing with the full accommodation comprising Entrance Hall, Cloakroom, Lounge, Dining Room, Study, Breakfast Kitchen, Utility Room, Four Spacious Bedrooms, Ensuite to Master, and Family Bathroom. Outside the drive leads to the Detached Garage and there are well maintained gardens to the front and rear. Viewing of this wonderful family home is highly recommended to appreciate everything it has to 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, doctors surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

Directions:

Travelling from Sleaford on the A153 heading towards the village of Ruskington. At the Speedway Corner roundabout, take the second exit continuing on the A153 and take the next turning on the left after the bridge into Priory Road. Continue along this road as it bears to the left and then to the right, and take the next turning on the right into Finch Hatton Close where the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Entrance Hall** having understairs store cupboard, coved ceiling, ceiling downlighters, smoke alarm, and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, decorative panelling, tiled splashbacks, coved ceiling, extractor fan, and radiator.

Lounge: 3.84m (12'7") x 4.98m (16'4")

Having bay window, coved ceiling, radiator, and arch leading to the dining room.

Dining Room: 3.84m (12'7") x 3.32m (10'9")

Having coved ceiling, radiator, and sliding patio doors to the rear garden.

Study: 2.90m (9'6") x 3.17m (10'5")

Having coved ceiling and radiator.

Breakfast Kitchen: 4.09m (13'5") x 3.76m (12'4")

Having a range of matching wall and base units with worktop over, double inset Belfast sinks with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for American fridge freezer, breakfast bar, tiled splashbacks, ceiling downlighters, coved ceiling, and radiator.

Utility Room: 2.57m (8'5") x 1.55m (5'1")

Having base units with worktop over, inset Belfast sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted Gas central heating boiler, tiled splashbacks, extractor fan, ceiling downlighters, coved ceiling, radiator, and side entrance door.

Stairs from the entrance hall provide access to the **First Floor landing** having airing cupboard, loft access, smoke alarm, ceiling downlighters, and radiator.

Bedroom 1: 4.37m (14'4") x 4.57m (15'0") max

Having full length built-in wardrobes, ceiling downlighters, and radiator.



Cloakroom



Lounge



Dining Room



Study



Breakfast Kitchen

Ensuite: 1.96m (6'5") x 2.16m (7'1")

Having close coupled w.c, pedestal hand washbasin with mixer taps, corner shower cubicle with electric shower, extractor fan, ceiling downlighters, coved ceiling, and towel radiator.

Bedroom 2: 3.00m (9'10") x 2.82m (9'3")

Having coved ceiling and radiator.

Bedroom 3: 2.51m (8'3") x 3.15m (10'4")

Having coved ceiling and radiator.

Bedroom 4: 2.39m (7'10") x 3.15m (10'4")

Having coved ceiling and radiator.

Bathroom: 2.06m (6'9") x 4.01m (13'2")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains shower attachment, bidet, separate shower cubicle with mains shower with jacuzzi jets, extractor fan, ceiling downlighters, and radiator.

Outside:

A gravelled drive provides parking for several vehicles and approaches the **Detached Garage 4.62m (15'2") x 5.87m (19'3")** having electric up and over door, power points, and lighting. The front gardens are laid to lawn decorative hedging and a patio path leading to the front entrance door. A timber gate provides access to the rear garden which is South Westerly facing with lawned area, large patio, well stocked borders, a separate decked area behind the garage which houses a hot tub, timber bar area, power and lighting. The entire rear garden is fully enclosed and a cold water tap is fitted.

Council Tax Band: D

Agents Note: Due to an existing tenancy agreement, completion cannot take place before 01/04/2025.



Further Aspect



Utility Room



Bedroom 1



Ensuite



Bedroom 3



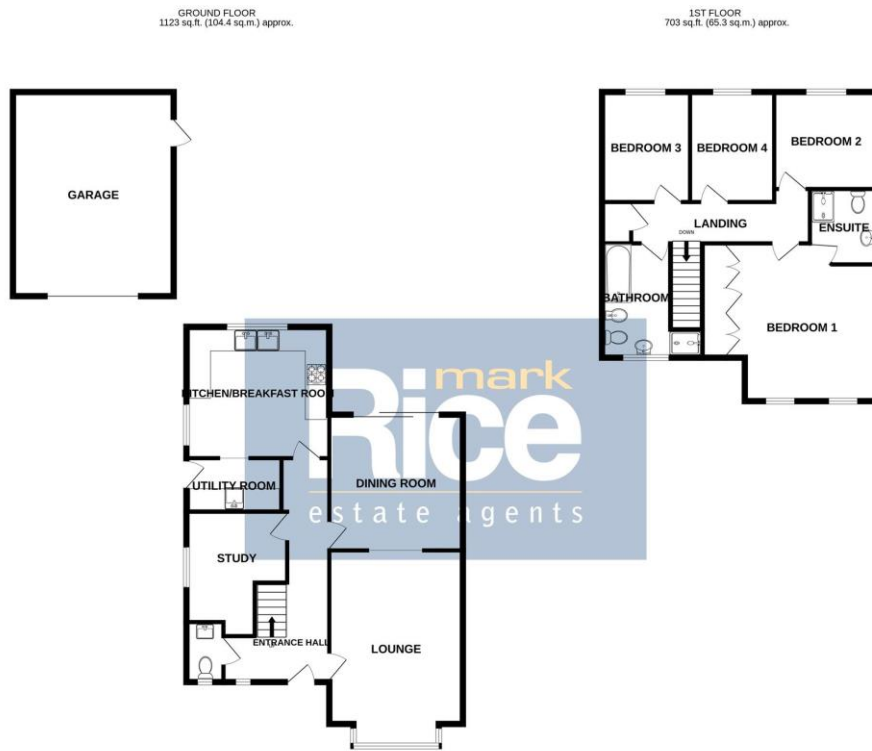
Bedroom 4



Bathroom



Rear Garden



GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.

TOTAL FLOOR AREA - 1826 sq.ft. (169.7 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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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 12/10/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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