

***LINCOLN ROAD,  
RUSKINGTON, NG34 9AP***



***£290,000***

***A spacious and Immaculate Three Bedroom Detached House located on the fringe of this popular village, offering more than Ample Parking, a Detached Garage and a Private Rear Garden. The property has been well maintained by its current owner and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge Diner, 20'6 Kitchen Diner, Conservatory, Utility Room, Three Bedrooms with En-Suite to the master bedroom and Wet Room Style Shower Room. Outside a drive approaches the Detached Garage whilst the Rear Garden is East facing and fully enclosed. To fully appreciate everything this wonderful home has to offer, 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 towards Ruskington, at the Speedway Corner roundabout take the first exit and proceed into the village. Continue to the next mini roundabout and turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. The property is located on the right hand side on the corner of Horseshoe Close.

A double glazed door provides access to the **Entrance Hall** having coved ceiling, smoke alarm, dado rail and radiator.

**Cloakroom:**

Having close coupled w.c, floating hand washbasin with pillar taps, coved ceiling, store cupboard and radiator.

**Lounge: 4.75m (15'7") x 3.58m (11'9")**

Having living flame effect electric fire with fan heater and surround, bay window, coved ceiling, dado rail, two radiators and an arch providing access to the:

**Dining Kitchen: 6.25m (20'6") x 3.15m (10'4")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, double eye level electric oven, inset four ring gas hob with extractor fan over, breakfast bar, tiled splashbacks, integrated fridge, integrated dishwasher, ceiling downlights, coved ceiling, radiator and siding patio doors to the Conservatory.

**Conservatory: 3.40m (11'2") x 2.92m (9'7")**

Having solid insulated roof and French doors to the rear garden.

**Utility Room: 2.51m (8'3") x 1.57m (5'2")**

Having wall and base units to match kitchen with worktop over, 1½ bowl single drainer composite sink with mixer tap, space for fridge freezer, wall mounted Worcester Bosch condensing central heating boiler, space and plumbing for washing machine, space for tumble drier, coved ceiling, radiator, tiled splashbacks, and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having loft access, smoke alarm and dado rail.

**Bedroom 1: 4.04m (13'3") x 3.53m (11'7")**

Having a range of fitted wardrobes and furniture and radiator.

**En-Suite:**

Having close coupled w.c, floating hand washbasin with pillar taps, shower cubicle with electric shower, extractor fan and radiator.

**Lounge****Further Aspect****Dining Kitchen****Further Aspect****Conservatory**

**Bedroom 2: 3.61m (11'10") x 2.90m (9'6")**

*Having radiator.*

**Bedroom 3: 2.90m (9'6") x 2.54m (8'4")**

*Having built-in store cupboard and radiator.*

**Wet Room Shower Room:**

*Being fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, electric shower unit, extractor fan and chrome towel radiator.*

**Outside:**

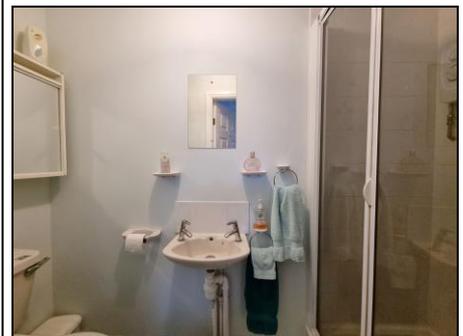
*A large gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Garage 5.64m (18'6") x 3.15m (10'4")** having manual up and over door, powers, lighting, personal door to the rear garden and further **Store Area 3.15m (10'4") x 0.99m (3'3")**. The remainder of the front garden is laid to lawn with an extensive paved path, partially enclosed by picket fencing and mature hedging. A timber gate provides access to the **East Facing Rear Garden** having an extensive patio area, gravelled store area to the side of the property, lawn with surrounding borders and a further block paved patio and raised bedding area surrounding the garage with a cold water tap, all enclosed by a combination of timber fencing and mature hedging.*



**Utility Room**



**Bedroom 1**



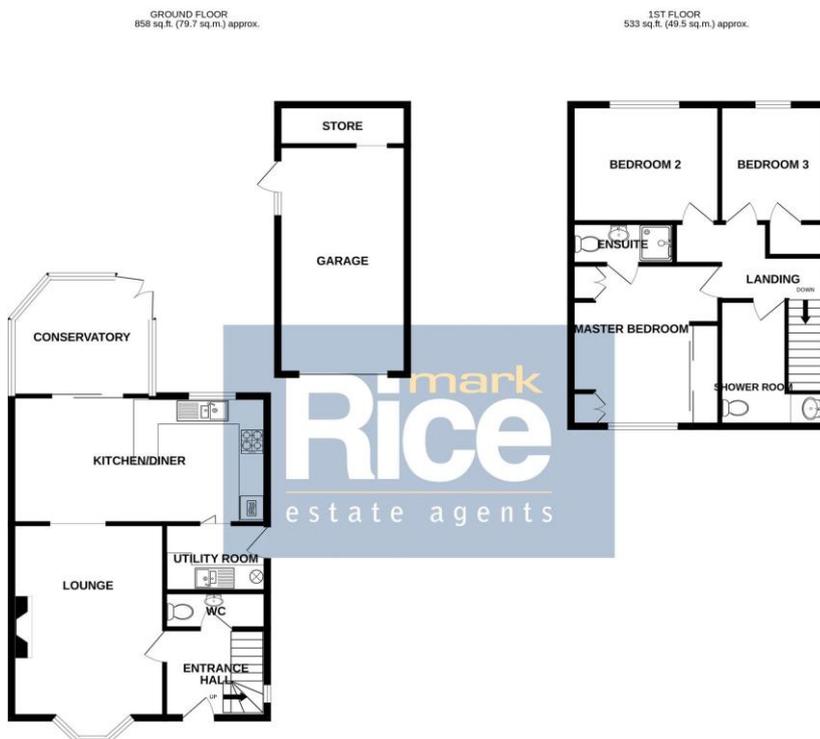
**En-Suite**



**Bedroom 2**



**Bedroom 3**



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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***Wet Room Shower Room***



***Rear Garden***

***Further Aspect***

### ***Further Garden 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 18/02/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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