

***WHITEHOUSE ROAD,
RUSKINGTON, NG34 9TP***



New Price £220,000

Located on the edge of this popular village, an Extended Three Bedroom Semi Detached House offering good sized accommodation, Ample Parking and Enclosed Rear Gardens. The property is convenient for the village centre and benefits from Gas Central Heating and Double Glazing which comprises Entrance Porch, Lounge, 24'6 Dining Kitchen, Garden Room, Three Double Bedrooms and Bathroom. To the front of the property is more than Ample Parking and the rear garden is particularly private and sheltered. Early viewing of this well presented property is highly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout continue straight ahead towards the village of Ruskington. Once in the centre of the village at the next mini roundabout continue straight ahead into Church Street. Turn right into High Street and after the shops turn left into Parkfield Road. Turn right into East Close and follow the road as it bears to the left into Tomlinson Way. Turn right into Whitehouse Road and at the next 'T' junction turn left and the property is located on the right hand side.

Double glazed entrance door provides access to the **Porch** having radiator.

Lounge: 4.95m (16'3") x 3.86m (12'8")

Having double and single radiators.

Dining Kitchen: 7.47m (24'6") x 3.25m (10'8")

Having wall and base units, worktop forming breakfast bar, tiled splashbacks, 1½ bowl single drainer inset sink with monobloc tap, cooker hood, space for Range cooker, double glazed rear entrance door, radiator, two built-in storage cupboards and plumbing for washing machine. French doors provide access to the:

Garden Room: 3.66m (12'0") x 2.44m (8'0")

Having tiled floor and French doors to rear garden.

Stairs provide access to the **First Floor Landing** having loft access, airing cupboard and the combination boiler is to be found in the loft.

Bedroom 1: 5.03m (16'6") x 2.92m (9'7") extending to 3.43m (11'3")

Having two radiators.

Bedroom 2: 3.61m (11'10") x 2.97m (9'9")

Having radiator and double and single built-in wardrobes.

Bedroom 3: 4.01m (13'2") x 2.16m (7'1")

Having radiator and loft access.

Bathroom:

Being fully tiled and having vanity hand washbasin with mixer tap, low level w.c, 'P' shaped shower bath with mixer tap and mains fed shower over, chrome towel radiator and tiled floor.

Outside:

The front garden is gravelled to provide **Parking** for approximately four vehicles and a gate provides access to the **Fully Enclosed Rear Garden** with large patio, lawn, decking, two sheds and a cold water tap is fitted.

Council Tax Band B.



Lounge



Dining Kitchen



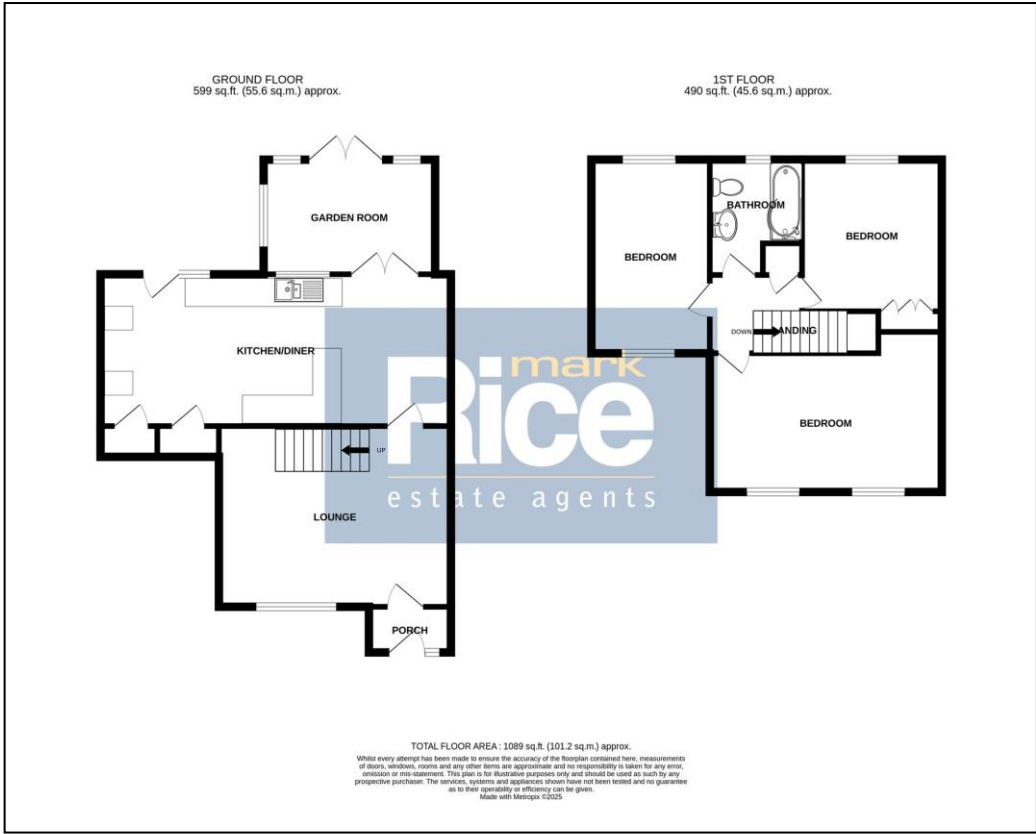
Further Aspect



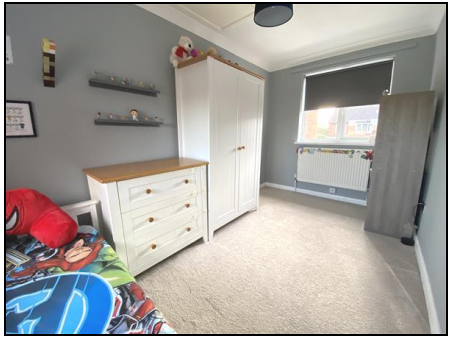
Garden Room



Bedroom 1



Bedroom 2



Bedroom 3



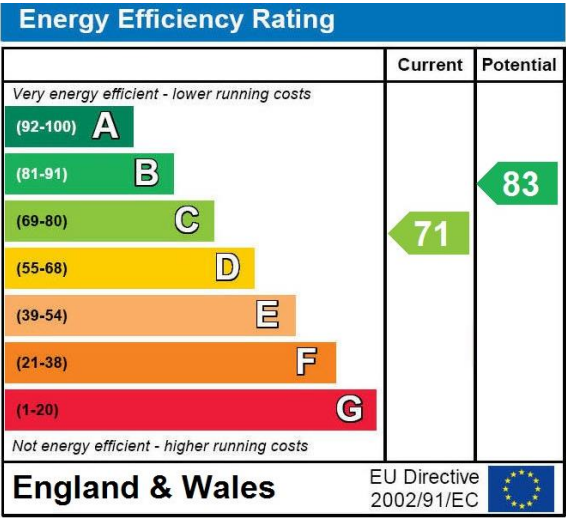
Bathroom



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 14/08/2025

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