

***NORTHFIELD ROAD,
RUSKINGTON, NG34 9HR***



£195,000

A spacious and well presented Three Bedroom Semi Detached House, located in this popular residential area within walking distance of the village centre and its amenities offering ample Off Road Parking and Good Sized Gardens as situated on a corner plot. The property has undergone a scheme of improvements in recent years including new kitchen, new bathroom, full redecoration and new flooring, and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Porch, 20' Lounge, 20' Dining Kitchen, Three Spacious Bedrooms and Family Bathroom. Outside, the front garden has been gravelled to provide Parking for a number of vehicles and the rear garden is West facing and fully enclosed.

Directions:

Travelling from Sleaford on the A153, at the Speedway corner roundabout take the first exit and proceed into the village of Ruskington. Continue over the mini roundabout into Church Street and take the second turning on the right into High Street North. Take the first turning on the left into Parkfield Road and take the third turning on the right into Northfield Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Porch with a further timber glazed door providing access to the:

Lounge: 6.10m (20'0") x 3.43m (11'3")

Having understairs store cupboard, coved ceiling and radiator.

Dining Kitchen: 6.10m (20'0") x 2.57m (8'5")

Having a range of matching wall and base units with Oak effect worktop over, single drainer inset composite sink with mixer tap, single electric oven, inset four ring induction hob with cooker hood over, larder cupboard, tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, wall mounted Baxi gas central heating boiler, coved ceiling, ceiling downlighters and rear entrance door.

Stairs from the Lounge provide access to the **First Floor Landing** having loft access, coved ceiling and smoke alarm.

Bedroom 1: 4.19m (13'9") x 3.48m (11'5") max

Having built-in wardrobe, coved ceiling and radiator.

Bedroom 2: 4.19m (13'9") x 2.59m (8'6") max

Having coved ceiling and radiator.

Bedroom 3: 2.62m (8'7") x 2.49m (8'2")

Having coved ceiling and radiator.

Bathroom:

Being part tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and rainfall style mains fed shower over with shower screen, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

A concrete drive provides Off Road Parking and the remainder of the front garden has been gravelled to provide further parking. A timber gate provides access to the West Facing Rear Garden which is laid mostly to lawn with a patio area, raised flower beds enclosed by railway sleepers, separate barbecue area, decking, timber shed with power and light and a cold water tap is fitted.

Council Tax Band A.



Lounge



Further Aspect



Dining Kitchen

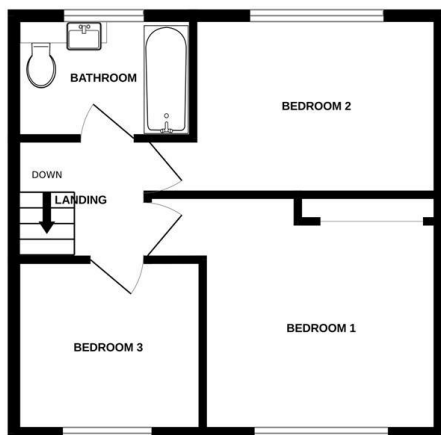
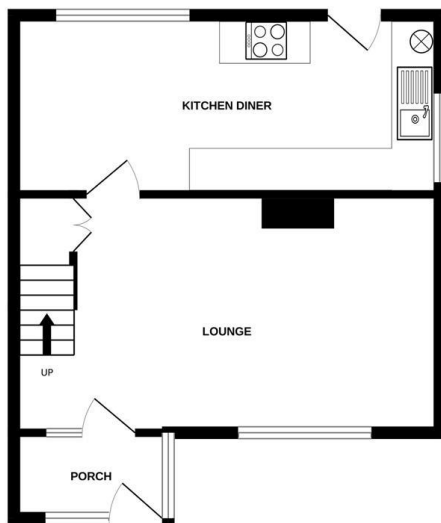


Further Aspect



Further Aspect

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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Bedroom 1



Bedroom 2



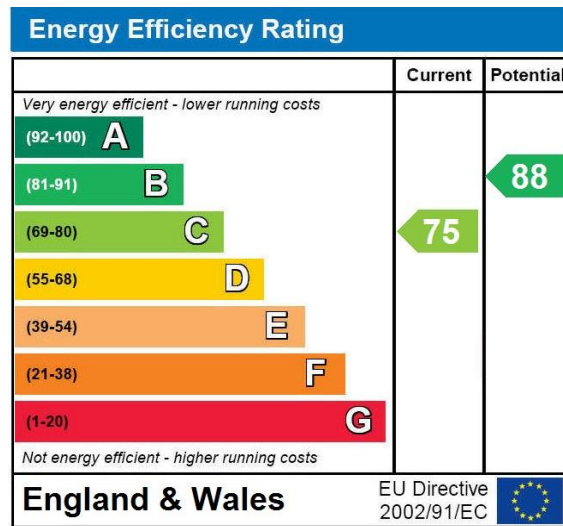
Bedroom 3



Bathroom



Rear Garden



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 22/09/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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