

***HAWTHORN CLOSE,
RUSKINGTON, NG34 9BX***



£210,000

Located within this quiet cul-de-sac, close to the village centre and its amenities, an Upgraded and Well Presented Two Bedroom Bungalow offering ample Off-Road Parking, New Kitchen installed in 2024, Shower Room (installed 2023), Garage and Fully Enclosed Rear Garden. The property has undergone a scheme of improvements now offering a property you can move straight into, further benefitting from Gas Central Heating and Full Double Glazing with accommodation comprising Entrance Hall, Lounge, Kitchen, Conservatory with an Insulated Solid Roof, Two Bedrooms and Shower Room. Outside, there are decorative gardens to the front and a driveway providing off-road parking leading to the detached single garage, whilst the rear gardens are East-facing and fully enclosed. To fully appreciate the position of this property, and its superb presentation, viewing is strongly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway corner, take the first exit and proceed into the village of Ruskington. Take the second turning on the left into Elmtree Road, and take the first turning on the right into Hawthorn Close where the property's located on the right-hand side, as indicated by our 'For Sale' board.

double-glazed entrance door provides access to the **Entrance Hall** having coved ceiling, smoke alarm, loft access, and radiator.

Lounge: 3.48m (11'5") x 3.58m (11'9")

Having coved ceiling and radiator.

Kitchen: 3.71m (12'2") x 3.51m (11'6")

Replaced in December 2024 and having a range of matching wall and base units with worktop over. 1 1/2 bowl inset stainless steel drainer sink with mixer tap. Integrated eye level electric oven. Inset four ring induction hob with matching unit cooker hood over and splash back, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, tile effect splashbacks, concealed wall mounted gas central heating boiler (replaced in May 2023). ceiling downlighters, radiator, and rear entrance door providing access to the Conservatory.

Conservatory: 3.30m (10'10") x 2.87m (9'5")

Having solid insulated roof, rear entrance door, and radiator.

Bedroom 1: 3.61m (11'10") x 3.53m (11'7")

Having coved ceiling and radiator.

Bedroom 2: 2.64m (8'8") x 3.73m (12'3") max

Having coved ceiling and radiator.

Shower Room: 2.36m (7'9") x 1.93m (6'4")

Being fully tiled and having concealed system WC, vanity hand wash basin with mixer tap, double width walk-in shower cubicle with mains fed rainfall shower and shower screen, store cupboard, extractor fan, ceiling down lighters, coved ceiling and chrome towel radiator.

Outside:

a concrete drive provides off-road parking for approximately three vehicles and approaches the **Detached Garage 2.62m (8'7") x 5.26m (17'3")** having manual up and over door, power points, lighting and overhead storage. The remainder of the front gardens are laid to lawn with decorative and well stocked borders with a cold water tap fitted. A wrought iron gate provides access to the rear gardens which are laid predominantly to lawn with timber shed, raised bedding areas decking patio area, further gravelled area between timber shed and garage for storage, all enclosed by a combination of timber fencing and brick walling.

Council Tax Band: B

North Kesteven District Council Annual Charge: £1794.32



Lounge



Kitchen



Further Aspect

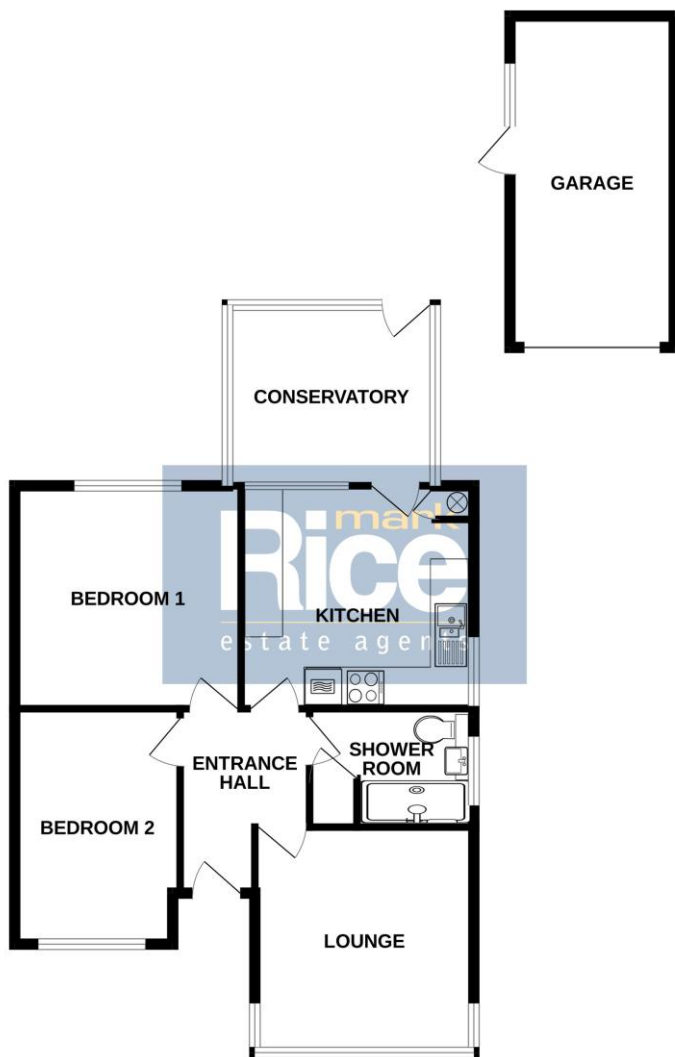


Conservatory



Bedroom 1

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



Bedroom 2



Shower Room



Rear Garden



Further Aspect

TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 01/10/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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