

**DRAFT**

***SLEAFORD ROAD,  
RUSKINGTON, NG34 9BS***



***£195,000***

***A spacious Two Bedroom Detached Chalet Style House located in a Non-Estate Setting, close to the village centre and offered to the market with No Onward Chain. The property would benefit from some cosmetic updating, however offers the opportunity for a buyer to put their own stamp on this spacious home and offers Ample Off Road Parking, larger than Average Detached Garage, and Three Reception Rooms. Further benefitting from Gas Central Heating and Double Glazing, the full accommodation comprises Entrance Hall, Dining Room, Kitchen, Lounge, Study, Downstairs Shower Room, whilst to the first floor are Two Double Bedrooms and W.C. Outside there is ample Off Road Parking with gardens to the front and rear, with a Detached Garage situated at the end of the driveway.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout, take the first exit towards Ruskington and proceed into the Village and Sleaford Road where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Entrance Hall having smoke alarm and radiator.

**Lounge: 3.15m (10'4") x 4.60m (15'1")**

Having feature electric fire, coved ceiling, and radiator.

**Study: 3.15m (10'4") x 1.68m (5'6")**

Having coved ceiling, radiator, and door to lean to (in need of replacement).

**Dining Room: 2.87m (9'5") x 2.67m (8'9")**

Having coved ceiling, radiator, and arch providing access to the kitchen.

**Kitchen: 3.07m (10'1") x 3.81m (12'6")**

Having a range of wall and base units with worktop over, 1 ½ bowl inset composite drainer sink with mixer tap, space for electric cooker, store cupboard, space and plumbing for washing machine, coved ceiling, and radiator.

**Shower Room: 2.21m (7'3") x 1.75m (5'9")**

Being fully tiled and having low level w.c, pedestal hand washbasin with mixer tap, separate walk-in shower cubicle with mains fed rainfall effect shower, wall mounted Gas central heating boiler, and radiator.

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

**Bedroom 1: 3.15m (10'4") x 4.17m (13'8")**

Having two double built-in wardrobes with sliding doors, access to eaves store area, two wall light points, and radiator.

**Bedroom 2: 3.07m (10'1") x 4.19m (13'9") max**

Having built-in store cupboards, access to eaves storages, and radiator.

**W.C:**

Having low level w.c, corner floating hand washbasin with pillar taps, tiled splashbacks, and radiator.

**Outside:**

A concrete drive provides off road parking for several vehicles with an electric car charging port and approaches the **Detached Garage 3.40m (11'2") x 5.36m (17'7")** having manual up and over door, power points, lighting, and personnel door. The front gardens are laid to lawn, decorative gravel beds, timber decking area, partially enclosed by timber picket fencing and hedging, and cold water tap to the side of the property. The rear gardens are West facing, laid mostly to lawn with patio, several bedding areas, enclosed by a combination of mature hedging, brick wall, and timber



**Lounge**



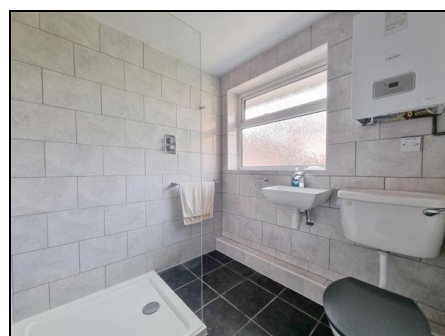
**Study**



**Dining Room**



**Kitchen**



**Shower Room**



fencing. A cold-water tap is fitted to the side of the property.

**Council Tax Band: C**

**North Kesteven District Council Annual Charge: £2050.66**



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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**



**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 30/09/25*

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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