

***WINCHELSEA ROAD,
RUSKINGTON, NG34 9BN***



£240,000

Located in this popular residential area to the South of the village yet within walking distance of the village centre and its many amenities, an improved Three Bedroom Detached House with a Conservatory. The full accommodation comprises Entrance Hall, Lounge, Study/Play Room, 18'9 Re-Fitted Kitchen, Utility Room, Ground Floor Cloakroom, Conservatory, Three Good Sized Bedrooms and Re-Fitted Bathroom. The property further benefits from Gas Central Heating and Double Glazing, and Ample Parking is provided to the front. The enclosed rear garden is particularly private and sheltered and early viewing is advised.

Directions:

Travelling from Sleaford on the A153 road, at the Speedway Corner mini roundabout take the first turning towards the village of Ruskington. Once in the village, turn left into Winchelsea Road and the property is located on the right hand side.

A covered storm porch and **Double Glazed** door provide access to the Hall.

Study/Play Room: 4.75m (15'7") x 2.31m (7'7")

Having electric radiator.

Lounge: 4.14m (13'7") x 3.43m (11'3")

narrowing to 3.17m (10'5")

Having coved ceiling and radiator.

Dining Kitchen: 5.71m (18'9") x 2.46m (8'1") narrowing to 1.90m (6'3")

Having a range of matching wall and base units with worktop over, 1½ bowl enamel single drainer sink with monobloc tap, inset gas hob, built-in oven, cooker hood, tiled floor, two built-in storage cupboards and radiator.

French doors provide access to the:

Conservatory: 4.14m (13'7") x 3.15m (10'4") max

Having tiled floor and French Doors to rear garden.

Utility Room: 1.90m (6'3") x 1.42m (4'8")

Having wall mounted gas central heating boiler, base unit with worktop over, inset sink with monobloc tap, plumbing for washing machine and dishwasher and double glazed rear entrance door.

Cloakroom:

Having low level w.c, hand washbasin with mixer tap, radiator and tiled splashbacks.

Stairs from the hall provide access to the first floor landing having loft access.

Bedroom 1: 3.56m (11'8") x 2.49m (8'2")

Having radiator.

Bedroom 2: 3.10m (10'2") x 2.44m (8'0")

Having radiator.

Bedroom 3: 2.24m (7'4") x 2.01m (6'7")

Having radiator.

Bathroom:

Being fully tiled and having double ended bath with concealed tap and mains fed shower over, pedestal hand washbasin with mixer tap, low level w.c, and chrome towel radiator.

Outside:

To the front of the property, a block paved drive provides **Ample Parking** and there are low maintenance gravelled areas. The **Rear Garden** is particularly private and sheltered and laid mostly to lawn with gravelled low maintenance areas.



Study/Playroom



Lounge



Dining Kitchen

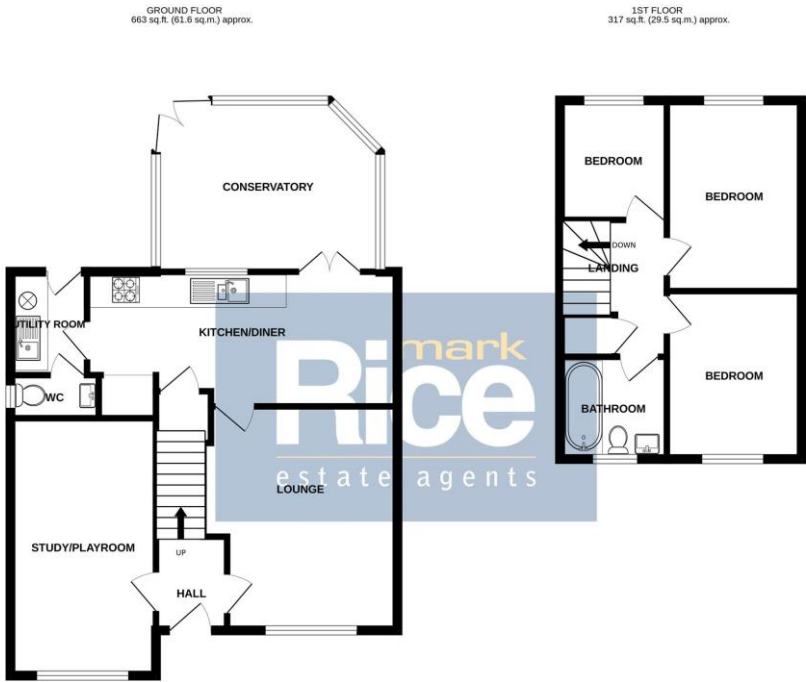


Conservatory



Bedroom 1

Council Tax Band C.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 2



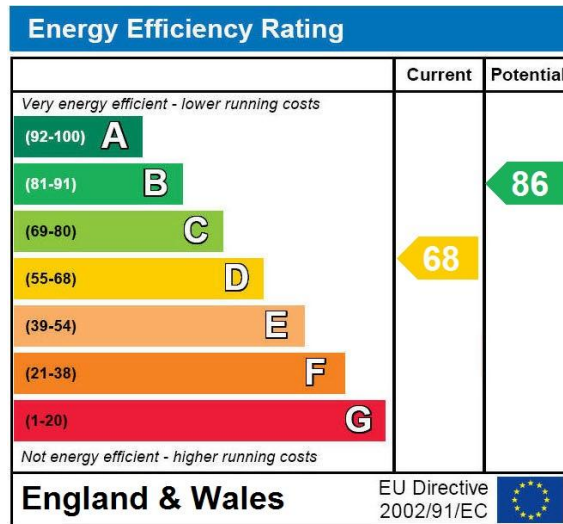
Bedroom 3



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 13/10/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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