

***PARK LEA,
RUSKINGTON, NG34 9HU***



£220,000

Located within this small cul-de-sac setting within walking distance of the village centre and with views over the playing field to the rear, a well presented and good sized Three Bedroom Semi Detached House with Garage, Conservatory, Gas Central Heating and Double Glazing. The full accommodation comprises Hall, Lounge, 16'8 Dining Kitchen, Conservatory, Three Bedrooms and Bathroom. Early viewing is recommended to appreciate the convenient location of this property.

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 proceed to the next mini roundabout and continue straight ahead into Church Street. After the river turn right into the High Street and turn left into Parkfield Road. Take the second turning on the right into Park Lea where the property is located on the left hand side.

A double glazed entrance door provides access to the Hall having radiator.

Lounge: 4.95m (16'3") x 3.15m (10'4")

Having radiator.

Dining Kitchen: 5.08m (16'8") x 3.40m (11'2")

Having a range of wall and base units with worktop over, wall mounted boiler, double glazed rear entrance door, single bowl single drainer inset sink with monobloc tap, cooker hood, inset gas hob, built-in oven, plumbing for washing machine and dishwasher, and radiator.

Conservatory: 3.86m (12'8") x 2.18m (7'2") max

Having wall light point and two double glazed doors.

Stairs from the hall provide access to the first floor landing having built-in cupboard and loft access.

Bedroom 1: 4.42m (14'6") x 2.67m (8'9")

Having built-in double wardrobe and radiator.

Bedroom 2: 3.25m (10'8") x 2.97m (9'9")

Having double built-in wardrobe and radiator.

Bedroom 3: 2.62m (8'7") x 2.21m (7'3") max

Having radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin, bath with mixer tap and shower attachment, tiled splashbacks, radiator and extractor fan.

Outside:

The garden to the front of the property is laid mostly to lawn and a gravelled drive continues alongside the property to provide **Ample Parking** and approach the **Detached Garage**, having up and over door and light and power points. The **Rear Garden** is fully enclosed and has a covered pergola area, gravelled areas and a paved patio. A cold water tap is fitted.

Council Tax Band B.



Lounge



Kitchen



Conservatory



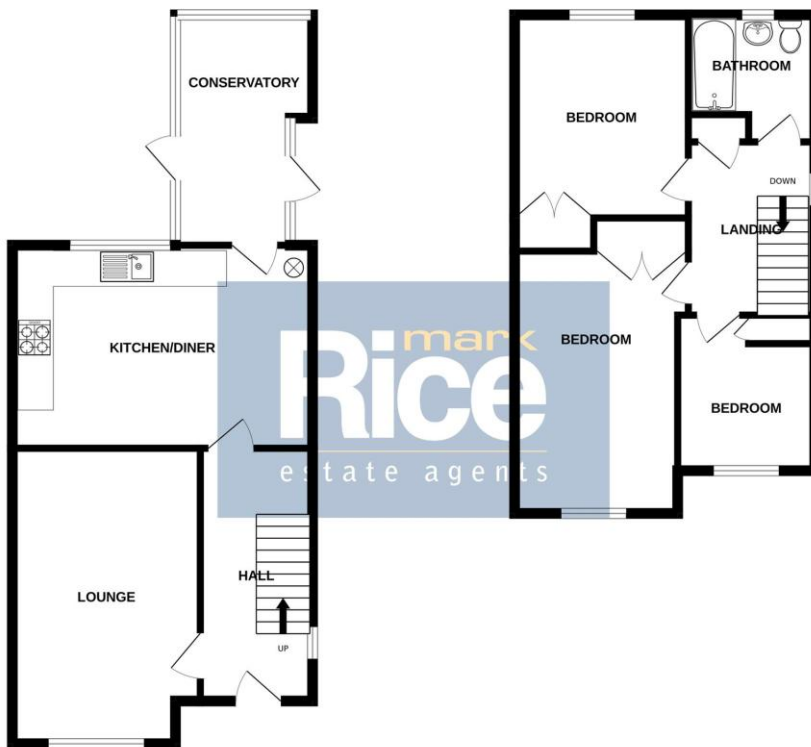
Bedroom 1



Bedroom 2

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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 is given 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



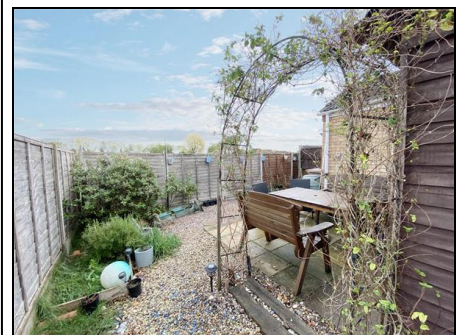
Bedroom 3



Bathroom



Rear Garden



Further Garden 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 21/10/2025

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