



120 Elmtree Road
Ruskington, Sleaford

BROWN & CO JH Walter



120 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9FF

A spacious detached bungalow situated in the popular and well served village of Ruskington. The property which is sold with no onward chain comprises of an entrance hall, living / dining room, kitchen, conservatory, three bedrooms and a shower room.

Outside to the front is a block paved driveway which leads to a garage. To the rear is an enclosed lawned garden with paved patio.



ACCOMMODATION

Entrance Hall

Front entrance door, door opening into:

Living / Dining Room

Double glazed bay window to front, electric fire with decorative surround and mantle over, radiator.

Inner Hallway

Loft access, airing cupboard, radiator, door to side of property.

Kitchen

Double glazed window to side of property, one and a half stainless steel drainer sink, preparation work surfaces, base and eye level storage units, spaces for cooker and washing machine.

Shower Room

Double glazed window to side, WC, pedestal wash basin, shower cubicle, radiator.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed French doors leading to conservatory, radiator.

Conservatory

Double glazed French doors opening to rear garden.

Shower Room

Double glazed window to side, WC, pedestal wash basin, shower cubicle, radiator.

Outside

To the front of the property is a garden and block paved driveway which leads to a single garage with up and over door. To the side is an enclosed lawned garden with patio and fenced perimeter.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

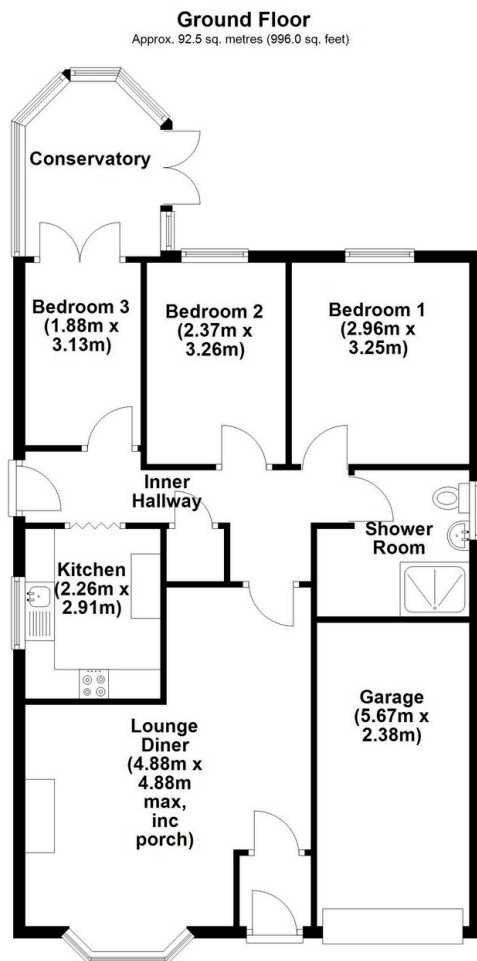
AGENT

James Drabble

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Total area: approx. 92.5 sq. metres (996.0 sq. feet)

Energy performance certificate (EPC)			
120 Elmtree Road Ruskington SLEAFORD NG34 9FF	Energy rating D	Valid until:	3 April 2035
		Certificate number:	3800-3777-0622-5407-3453

Property type	Detached bungalow
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

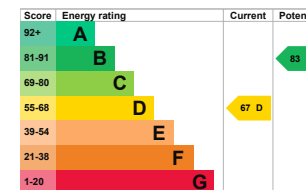
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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