

## Manor Street, Ruskington, Sleaford, NG34 9EJ



Guide Price £270,000 Freehold



A stone built Grade II listed period detached house with massive potential to make into a Chocolate Box Cottage, currently boarded up, it is now available to purchase and renovate.

The cottage is set right opposite the Anglican Church with all the Ruskington beck side shops literally on your door step. The house comprises of: Generous lounge/diner with original exposed ceiling beams, breakfast kitchen with large cooking range, two double bedrooms, one single bedroom and large bathroom. Outside has a good sized rear garden with summer house and stone built double garage with a personnel door from the garden and driveway at the rear.

The property has gas central heating with radiators to all rooms, It has the original wooden windows in place but with UPVC windows installed internally thus providing triple glazed warmth but keeping the original appearance externally.

Viewing is recommended to appreciate the full potential of this renovation project.

## Accommodation

The property can be either entered through the front wooden door on the main road or through the rear door in the rear garden.

## Rear Entrance

Entered through a glazed door at the rear

## Breakfast Kitchen

15'5" x 11'5"



Featuring original beamed ceiling, triple glazed window to rear and side elevations, a range of solid wood base and wall units, with laminate worktop and tiled splash-backs, large cooking range, wall mounted gas boiler, one half bowl stainless steel sink, ceiling lights and fully tiled floor.

## Lounge/Diner

24'3" x 15'5"



Featuring original beamed ceiling, a rear glazed door to rear garden, fireplace with brick surround having shelving either side, triple windows to front and rear elevations, many wall lights, under stairs cupboard and additional storage cupboard with shelving.

## Landing

Having loft access hatch, radiator and pendant lighting.

## Bedroom One

15'5" x 11'5"



Triple glazed windows to front and side elevations and pendant lighting.

## Bedroom Two

15'5" x 11'9"



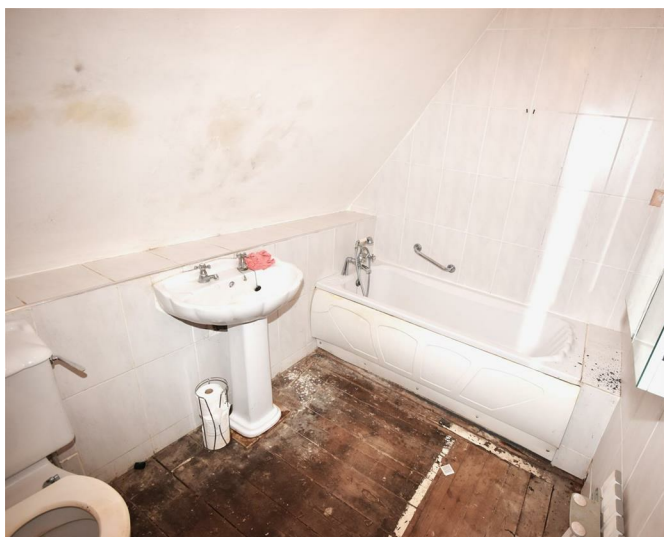
Triple glazed windows to front and side elevation, 2 double wardrobes with louvered doors and pendant lighting.

## Bedroom Three 12'4" x 5'6"



Triple glazed dormer window to the rear elevation and pendant lighting.

## Bathroom



Three piece suite with close coupled toilet, pedestal sink, paneled bath with mixer tap assembly, wall tiling floor to ceiling and extractor fan.

## Rear Garden



A enclosed rear garden laid mainly to lawn with perimeter tall hedges with some shrubbery, there is a paved area running along the back of the property and a pathway leading to a low level wrought iron gate.

## Garage



A stone built double garage with lighting having up and over door and personnel door.

## Surroundings



The position of the property is directly opposite the Anglican Church with all Becksides shops on your door step offering many great shops takeaways and hairdressers/barbers. there is even a Euronics centre and a carpet shop.

## Rear and side elevation



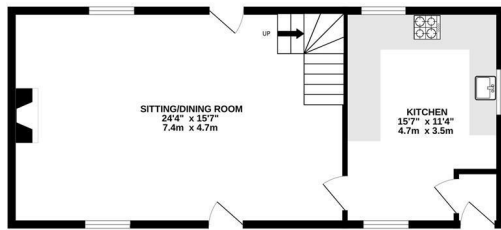
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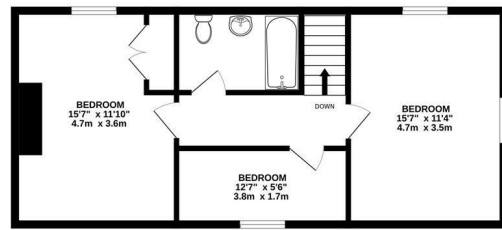
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GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

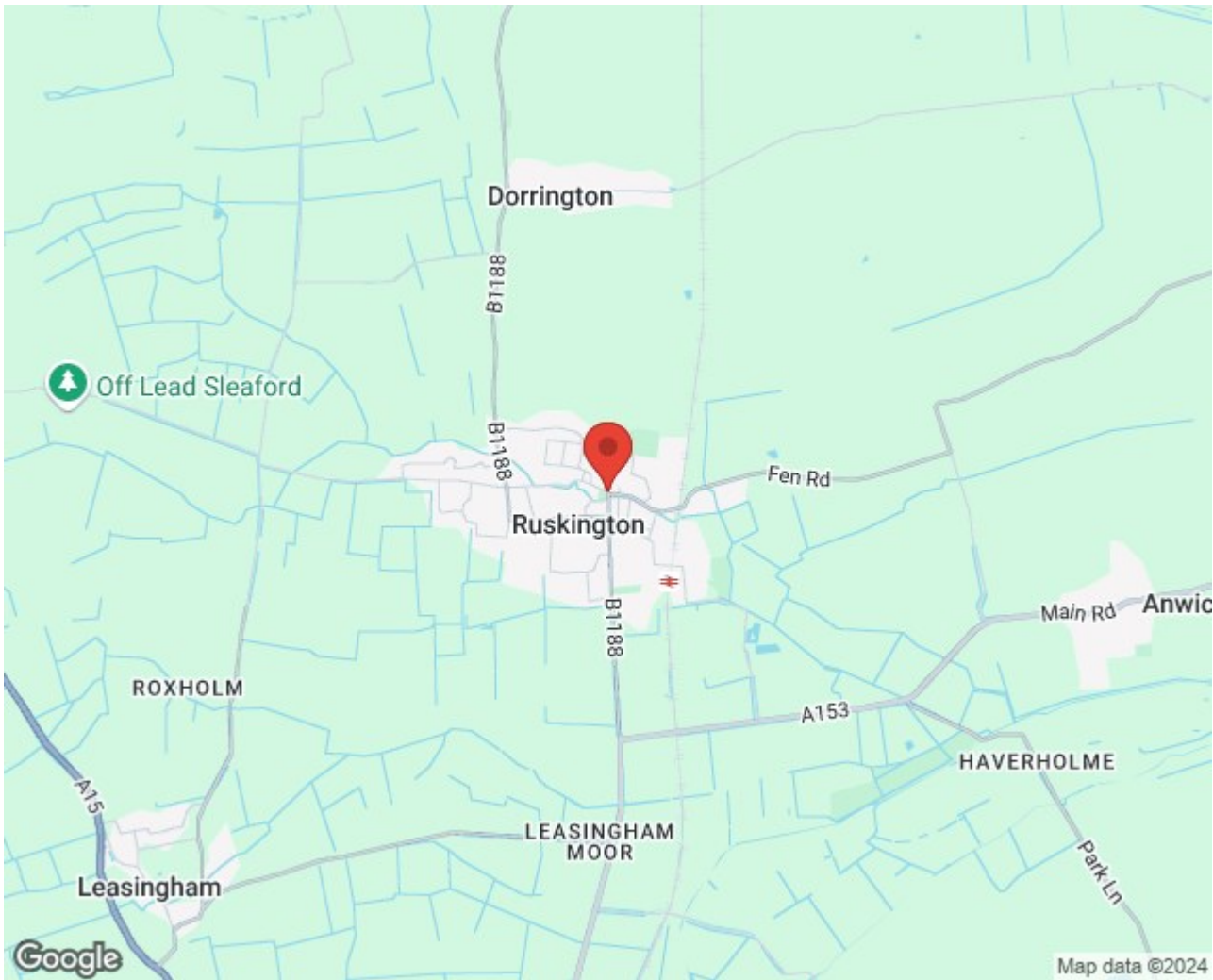


1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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