

## Larch Close, Ruskington, NG34 9GB



**Asking Price £285,000 Freehold**



**NO CHAIN** on this four bedroom detached house set in a quiet cul-de-sac of 4 properties, located in the well serviced village of Ruskington offering an array of shops, pubs, hairdressers and restaurants along side the quaint beck.

The property briefly comprises of: hallway, WC, bay fronted lounge, separate dining room, conservatory, kitchen, utility, integral garage with rear half made into a store room, three double bedrooms and one single bedroom, one ensuite and one family bathroom, enclosed rear garden and parking for two cars., gas central heating and UPVC double glazed EPC rating: C, Council Tax band: D.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the comfort and tranquillity that this house in Larch Close has to offer.

# BELVOIR!

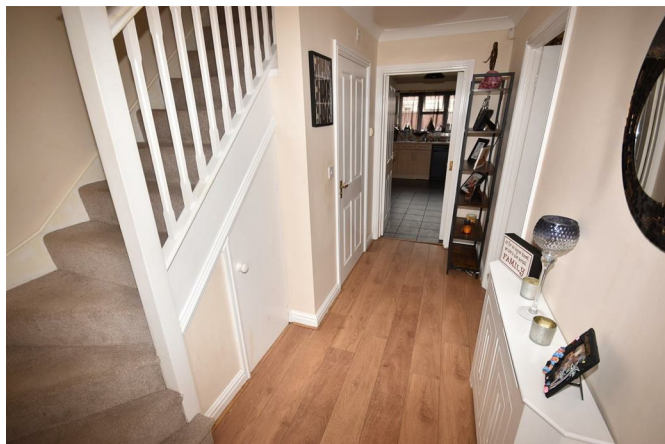
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## Accommodation

The property is entered through a composite door with portico over having an outside light.

## Hall

12'3" x 8'7"



Window to front elevation, laminate oak flooring, staircase to 1st floor landing, under stairs cupboard, radiator with radiator cover, thermostat control, telephone socket, smoke alarm and pendant lighting.

## Living Room

12'4" x 11'11"



Bay window to front elevation, laminate oak flooring, double doors opening into dining room, two radiators and two pendant lights.

## Kitchen

15'3" x 10'1"



Window to rear elevation, ceramic tiled flooring, base and wall units, single oven, 4 ring gas hob with extractor unit above, laminate worktops with splash-back tiling, spot lighting on ceiling, one and half bowl stainless steel sink with mixer tap, space and plumbing for dishwasher and space for under worktop fridge.

## Utility

5'3" x 9'0"



Space for tall fridge freezer, upper glazed composite door to garden, laminate worktop with splash-back tiling and space and plumbing for two appliances, many shelves to wall above the worktop, extractor fan and a ceramic tiled floor, doorway into rear of converted garage/store.

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## Dining Room 8'8" x 10'8"



Sliding patio doors to conservatory, laminate oak flooring, radiator and pendant lighting.

## Conservatory 13'0" x 10'6"



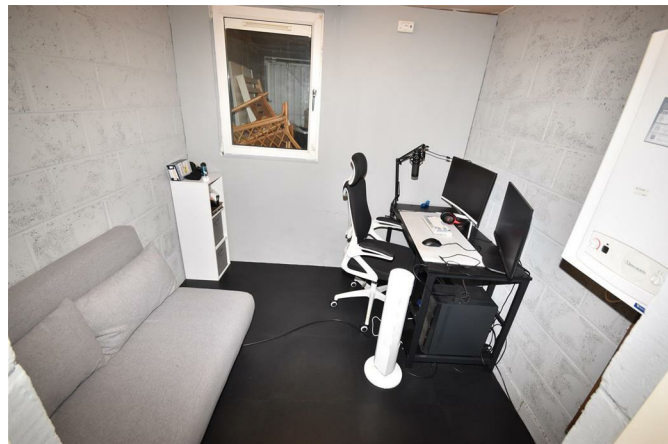
French doors onto the patio, ceramic tiled floor, ceiling fan, five top opening windows and a roof opening window.

## Downstairs W.C.



Close coupled toilet, pedestal sink with tiled splash-back, vinyl floor tiles, extractor fan, single radiator and medicine cabinet.

## Store 7'6" x 8'0"



A section of the original garage has been made into a store room with stud wall having an opening large window into the garage, temporary floor covering, central heating boiler mounted on the wall, having lighting and electric sockets.

## Partial Garage

Half size garage with up and over door, lighting and sockets with window to rear converted storage area.

## Landing 6'9" x 6'7"

Carpeting to staircase and landing, loft access panel and smoke alarm.

**Master Bedroom**  
10'0" x 11'6"



Window to rear elevation, double radiator, carpeted flooring and pendant lighting.

**En-suite**  
6'7" x 8'2"



Frosted high level wide window to rear elevation, vinyl tiled flooring, corner shower unit with mixer shower on a riser rail, single radiator, close coupled toilet, pedestal sink with separate hot and cold taps, mirrored medicine cabinet, extractor fan and spot lighting, door to airing cupboard housing hot water tank.

**Bedroom 2**  
11'2" x 8'4"



Window to front elevation, radiator, carpeted flooring and pendant lighting.

**Bedroom 3**  
17'2" x 7'10"



Dormer window to front elevation, sloping rear wall with reduced height, radiator, TV point, carpeted flooring and pendant lighting.

## Bedroom 4 7'7" x 11'3"



Window to front elevation, built in cupboard into stair recess with shelving, radiator, carpeted flooring and pendant lighting.

## Bathroom 5'7" x 5'5"



Vinyl tiled flooring, three piece suite comprising, paneled bath with mixer tap and shower head for low level rinsing only, close coupled toilet, pedestal sink with mirror and shaver socket, radiator, extractor and spot lighting.

## Outside



To the front of the property there is a driveway for two vehicles, front lawn and perimeter hedge with gated passageway down left side to rear garden. The rear garden is laid mainly to lawn but has one patio

in far left corner and a larger patio across the rear up to the conservatory. the right side of the property has a path leading to a wooden shed.

The property rear wall has three wrought iron hanging basket brackets, outside light and water meter on the wall.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

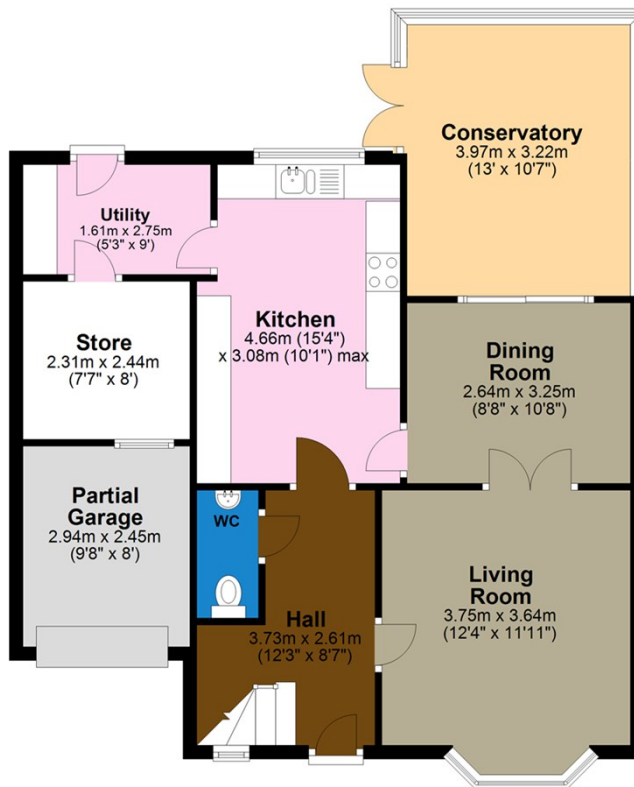
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

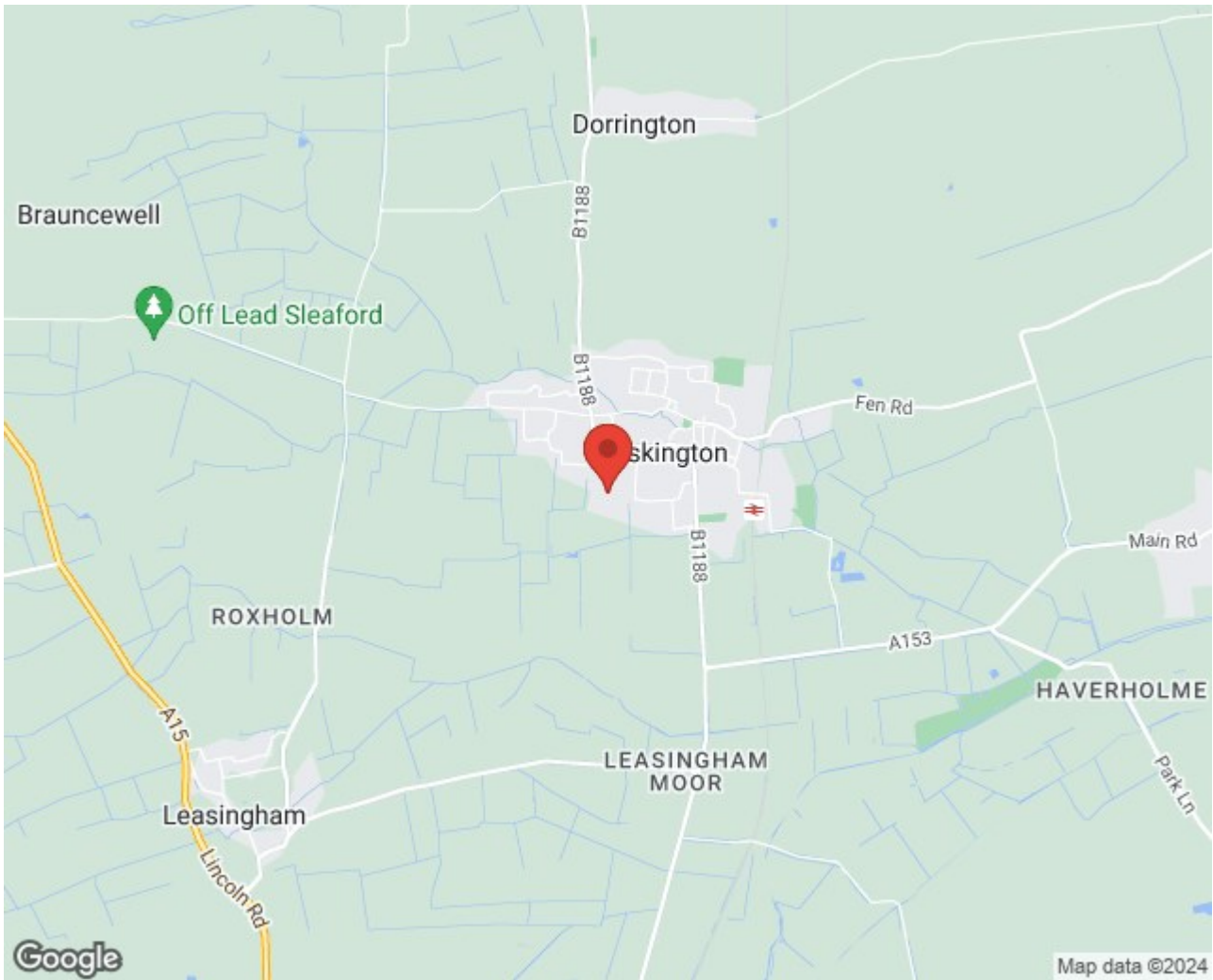
## Ground Floor



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Plan produced using PlanUp.

## First Floor





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>85</b>
<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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	