

Moor Park, Ruskington, NG34 9AJ



Asking Price £190,000 Freehold



NO CHAIN on this two bedroom bungalow located on a large corner plot in a quiet cul-de-sac in the well serviced village of Ruskington offering an array of shops, pubs, hairdressers, schools and restaurants along side the beck. The village has a train station and is easy access to Lincoln and Sleaford. The property itself comprises of entrance porch, hallway, lounge/diner, kitchen/diner, two bedrooms, bathroom and single detached garage. It is fully gas central heated and is UPVC double glazed throughout. EPC rating is D and Council Tax Band is B.

Accommodation

The property is entered through a UPVC part glazed door into the entrance porch.

Entrance Porch

4'2" x 4'2"



Having vinyl flooring and half glazed UPVC door leaving into the hallway.

Hallway

8'11" x 3'0"



The loft access is in the hallway and the boiler is located in the loft there is also a thermostat heating control.

Lounge/Diner

18'8" x 10'10"



Featuring a curved bow window, brand new carpet, wooden fireplace surround with marble hearth and inset electric fire.

Kitchen/Diner

14'8" x 10'7"



Having a range of wall and base units will worktop over, tiled splashback, space for tall fridge/freezer, stainless steel single bowl sink with mixer tap, space and plumbing for washing machine, space for second appliance, electric cooker with extractor over, ceiling strip spot light, vinyl flooring and large storage cupboard with shelving.

Bedroom 1
12'4" x 10'10"



Having UPVC double glazed patio doors with full length side panels leading onto the rear patio area.

Bedroom 2
7'1" x 10'7"



Having a window to the rear elevation overlooking the garden.

Bathroom
5'0" x 7'3"



Having a white three piece suite comprising of pedestal wash hand basin with mirror and glass shelf over, close coupled W.C., panelled bath with mixer shower unit tap, shower rail and curtain, fully tiled walls round the bath area, mirrored medicine cabinet and vinyl flooring.

Front of Property



There is a long driveway with parking for at least two vehicles leading to the garage which has an up and over door, electric and lighting, a lawned area with some shrubs and gravel and a side access gate leading to the entrance porch.

Rear Garden



Having a large concrete patio area and being mainly laid to lawn is this very large garden with some trees and views looking over open fields.

Financial Services

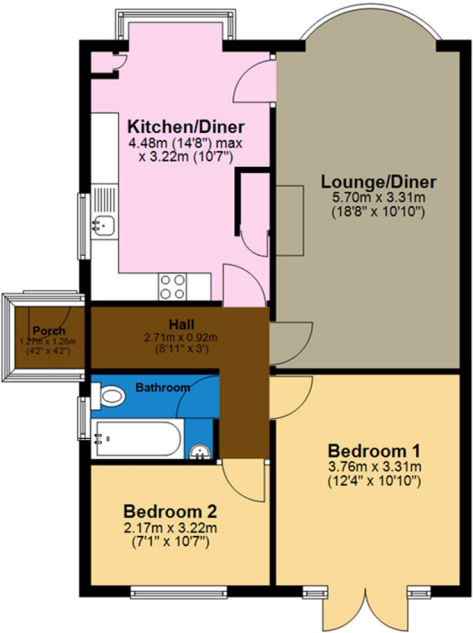
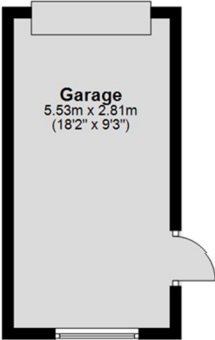
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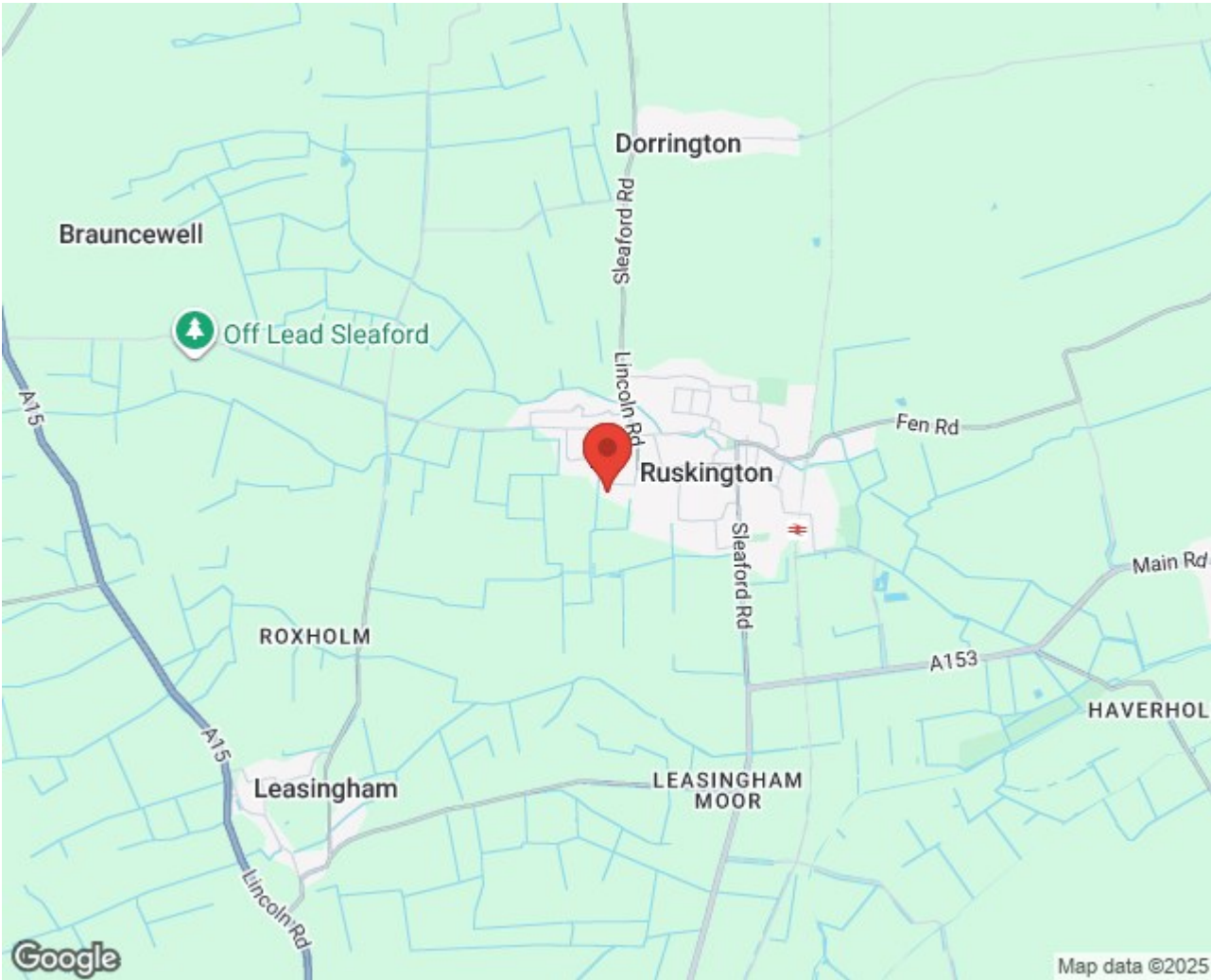
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour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

Approx. 81.6 sq. metres (878.0 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	67	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	