

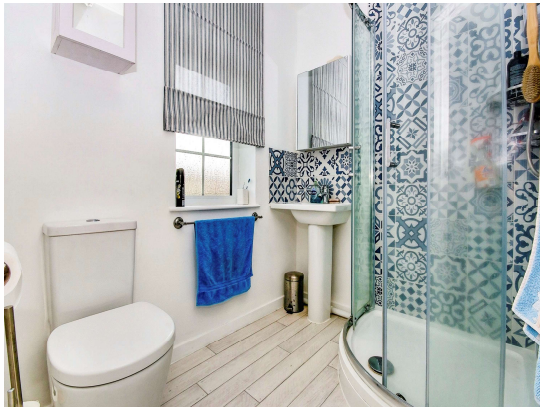


**Lincoln Road, Ruskington Sleaford NG34 9AN**

**welcome to**

**Lincoln Road, Ruskington Sleaford**

A beautifully presented detached bungalow situated in the sought after village of Ruskington offering spacious accommodation inside and out. The property is set upon a generous sized plot with ample parking to the front and an excellent sized rear garden. Call now to view.



### **Entrance Hall**

Being approached via a door from the front, having an airing cupboard, laminate flooring and access to the loft.

### **Lounge**

20' x 17' ( 6.10m x 5.18m )

There are two radiators, TV point, four wall lights, double glazed window to the rear and double glazed uPVC patio doors to the rear.

### **Kitchen**

20' 1" x 13' ( 6.12m x 3.96m )

Fitted with a range of wall and base units with work surfacing, single drainer sink with mixer tap, double electric oven, electric hob, extractor, laminate flooring, spot lights, radiator, two double glazed windows to the side and a further double glazed window to the rear.

### **Sunroom**

11' 1" x 6' ( 3.38m x 1.83m )

There is plumbing for washing machine, space for further appliance, double glazed uPVC door to the rear and double glazed windows.

### **Bedroom One**

17' 11" x 12' 1" min ( 5.46m x 3.68m min )

Having fitted wardrobes, radiator, TV point and double glazed window to the front.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin with mixer tap, WC, heated towel rail, spot lights, partly tiled walls and double glazed window to the front.

### **Bedroom Two**

12' 10" x 12' ( 3.91m x 3.66m )

There are two fitted wardrobes, radiator and double glazed window to the front.

### **Bedroom Three**

13' 1" x 8' 1" ( 3.99m x 2.46m )

Having a fitted cupboard, radiator and double glazed window to the front.

### **Bathroom**

Fitted with a suite comprising of a 'P' shaped bath with shower over, wash hand basin with mixer tap, WC, heated towel rail and double glazed window to the rear into the sunroom.

### **Outside Front**

To the front of the property there is a lawn, hedging to the front, driveway providing off street parking and side access.

### **Rear Garden**

The fully enclosed fenced / hedged garden is laid to lawn.



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## **Lincoln Road, Ruskington Sleaford**

- Popular Village Location
- Close to local amenities, schools and transport links
- Generous sized plot
- Beautifully presented throughout
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: D

# £315,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SNH111513 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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