



Lime Close, Ruskington Sleaford NG34 9GE

welcome to

Lime Close, Ruskington Sleaford

Well-presented executive detached property in a quiet cul-de-sac location, within walking distance to a wide range of amenities that Ruskington village has to offer. Boasting no onward chain and offering spacious accommodation over two floors. This property is a must view.



Entrance Hall

Having stairs rising to the first floor, understairs cupboard and radiator.

Lounge

13' 3" x 23' 4" (4.04m x 7.11m)

Featuring a fireplace with gas fire and surround, radiator, TV point, two double glazed windows to the front and double glazed patio doors to the:

Conservatory

12' 1" x 11' (3.68m x 3.35m)

There are double glazed windows, laminate flooring and double doors to the side.

Dining Room

11' 8" x 14' 11" (3.56m x 4.55m)

There is a radiator and two double glazed windows to the rear.

Kitchen Diner

14' 1" x 12' 9" (4.29m x 3.89m)

Fitted with an extensive range of solid oak wall and base units with granite work surfacing, tiled splashbacks, one and a half bowl sink, built in electric oven, gas hob, extractor, integrated fridge, integrated dishwasher, tiled flooring and double glazed window to the rear.

Snug

7' 1" x 13' 6" (2.16m x 4.11m)

Having tiled flooring, radiator, double glazed windows to the side and front.

Utility Room

9' 4" x 5' 8" (2.84m x 1.73m)

There is a one and a half bowl sink, plumbing for washing machine, radiator, tiled flooring, double glazed window to the rear and double glazed door to the side.

Study

8' 6" x 8' 7" (2.59m x 2.62m)

Having a telephone point, TV point and double glazed window to the front.

Cloakroom

Fitted with a wash hand basin, WC, tiled flooring, radiator and double glazed window to the front.

First Floor Landing

Having a storage cupboard.

Bedroom One

13' 2" x 22' 9" max (4.01m x 6.93m max)

There is a radiator, TV point and two double glazed windows to the front.

Dressing Area

Having fitted wardrobes and double glazed window to the rear.

Ensuite

Fitted with a large shower cubicle, inset wash hand basin, WC, fully tiled walls, radiator, spot lights and double glazed window to the rear.

Bedroom Two

12' 8" x 13' 7" (3.86m x 4.14m)

There is a radiator, TV point and two double glazed windows to the front.

Bedroom Three

12' 8" x 9' 5" (3.86m x 2.87m)

Having a TV point, radiator and double glazed window to the rear.

Bedroom Four

10' 3" x 11' 11" (3.12m x 3.63m)

There is a radiator, TV point and double glazed window to the rear.

Bedroom Five

9' 10" x 9' 7" (3.00m x 2.92m)

Having a radiator and double glazed window to the front.

Bathroom

Fitted with a bath with central taps with shower attachment, separate corner shower cubicle, inset wash hand basin with mixer tap, WC, fully tiled walls, spot lights, extractor and double glazed window to the rear.

Outside Front

To the front of the property there is hedged borders, lawn areas, shrubs, pathway leading to the front door, gravelled area and parking for two vehicles in front of the double garage.

Double Garage

Having twin up and over doors.

Rear Garden

The enclosed rear garden is mainly laid to lawn with an extended patio area, pond and field views.



view this property online williamhbrown.co.uk/Property/SNH111772



welcome to

Lime Close, Ruskington Sleaford

- No onward chain
- Executive five double bedroom detached property
- Double garage and driveway
- Enclosed rear garden overlooking open fields
- Lounge, dining room, study

Tenure: Freehold EPC Rating: C

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH111772



Property Ref:
SNH111772 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk