



Tomlinson Way, Ruskington Sleaford NG34 9TW

welcome to

Tomlinson Way, Ruskington Sleaford

Immaculate detached bungalow in a sought after Ruskington location. Features include a resin driveway, tandem garage, two conservatories, ensuite to master, refurbished bathroom and solar heating. Low-maintenance gardens with a bespoke bar area. A stunning, move-in ready home.



Conservatory

13' 1" x 12' 8" (3.99m x 3.86m)

Having windows, radiator, power and door to the:

Hall

There is a radiator and cupboard with a radiator.

Lounge

23' 9" x 11' 9" (7.24m x 3.58m)

Featuring a fireplace with electric fire, TV point, radiator, windows to the front and side and double doors to the:

Kitchen Diner

23' 9" x 9' 11" (7.24m x 3.02m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, induction hob, integrated fridge freezer, breakfast bar, radiator, electric fire, windows to the side and rear.

Utility

9' 11" max x 6' 3" (3.02m max x 1.91m)

Having wall units, cupboard, plumbing for washing machine and dishwasher, radiator, cupboard and door to the rear.

Shower Room

9' 8" x 6' 6" (2.95m x 1.98m)

Fitted with a walk-in double shower, wash hand basin, WC, storage, vertical radiator and window to the rear.

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m)

There are built-in wardrobes, TV point, radiator and window to the side.

Bedroom Three

12' 4" x 7' 8" (3.76m x 2.34m)

Having built-in wardrobes, TV point, radiator and double doors to the:

Conservatory

20' 4" x 8' 7" (6.20m x 2.62m)

Having windows, radiator, double doors to the garden and further door to:

Bedroom One

15' 3" x 11' 4" max (4.65m x 3.45m max)

There are built-in wardrobes and radiator.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and two windows.

Outside Front

To the front of the property there is a resin bound driveway providing parking for multiple vehicles, astro turf lawn with gravelled ornamental borders.

Garage

Having electric door and is double length.

Rear Garden

The mature rear garden has multiple seating areas, granite tiles, composite decking and garden bar.



view this property online williamhbrown.co.uk/Property/SNH112772



welcome to

Tomlinson Way, Ruskington Sleaford

- Stunning home finished to a high standard
- Immaculate gardens to front and rear
- Sought after village location in Ruskington
- Benefitting from solar panels offering more affordable living
- **MUST VIEW!**

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112772



Property Ref:
SNH112772 - 0006

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