



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.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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
- Benefiting from solar panels offering more affordable living
- MUST VIEW!

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£390,000



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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.

 william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk