



29 Moor Park
Ruskington, Sleaford, Lincolnshire. NG34 9AJ

BELL



29 Moor Park Ruskington

This is a two bedroom, bow fronted semi-detached bungalow, situated at the head of a cul-de-sac of homes in this residential area of Ruskington.

Available with vacant possession, the accommodation comprises; hall, lounge diner, breakfast kitchen, shower room and two bedrooms. Delightful gardens to both the front and rear with single garage.

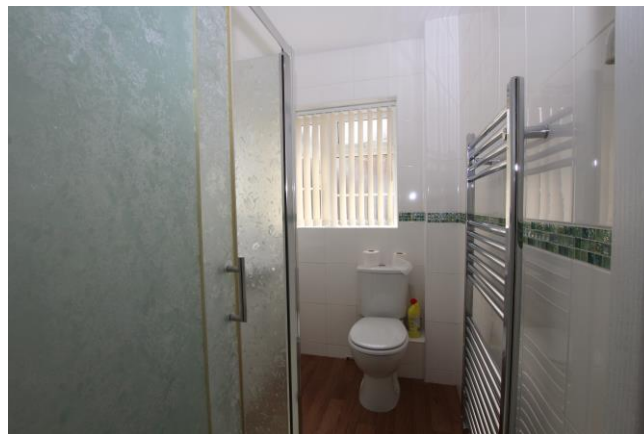
ACCOMMODATION

Entrance Hall having obscure double glazes main entrance door, access to roof space and radiator. Doors through to all adjoining areas of accommodation.

Good sized Lounge Diner having a very pleasant view outlook over the front garden to the west from the bay window and beyond into Moor Park; chimney breast with fitted contemporary design style true flame electric fire with attractive surround, coving, and two radiators. Door through to:

Breakfast Kitchen having both southerly and westerly outlooks; an attractive range of contemporary design style fitted base, drawer and wall units, work surface area with single drainer one and a half bowl stainless steel sink unit inset. The work surface extends around the adjoining wall with room beneath for appropriate laundry white goods. Room between units for the Beko cooker with steel cooker hood and range of wall cupboard space above. To one side of the room is the boiler/broom cupboard containing the Alpha gas fired central heating boiler. There is a panelled ceiling, splashback to the fitted work surface areas, two radiators with one having an attractive contemporary style cover, and ceiling spotlight fittings.

Shower Room comprising a good sized shower cubicle across one wall with appropriate shower fitting and full height wall tiling. There is a wash hand basin with toiletry cabinet below and vanity mirror above and low-level WC. Tiling to all walls to full height, ladderback style radiator/towel rail and inset ceiling spotlight fittings.





Bedroom 2 with a very pleasant view out over the rear garden to the east; coving and radiator.

Bedroom 1 a delightful room with French doors, providing access into and an attractive outlook over the rear garden to the east. There is coving, radiator and ceiling pendant fan/spot light fitting.

OUTSIDE

The bungalow is very pleasantly located part of the head of the cul-de-sac of homes on the south western country fringe of the village, approached across a concrete driveway which provides more than parking for family and visitors as well as access to the **Garage** with up and over door, service door providing access through to the rear garden, light and power.

To the front of the bungalow is a small but pleasant area of garden which has been laid to lawn and contains an attractive range of flowering plants including hydrangea, lavender, ornamental conifers, roses, honeysuckle, to name but a few.

Between the bungalow and the garage is an arched gateway which provides access through to the good sized and surprisingly private rear garden. A very broad range of mature attractive shrubs and flowerbeds set to the borders around the lawn area which includes hollyhocks, hazel, conifers and roses. Adjoining the rear eastern elevation of the bungalow is a good size paved patio area onto which the French doors of the bedroom open. There is an outside water tap.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.

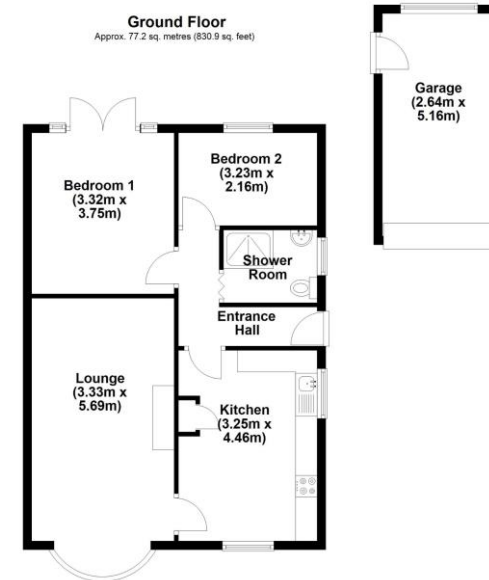
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Total area: approx. 77.2 sq. metres (830.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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