



18 Westgate, Ruskington, NG34 9ES
£189,950 – No Chain



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Viewing Recommended to appreciate



Key Features

- Semi Detached Cottage
- Two Double Bedrooms
- Lounge, Kitchen & Utility
- Dining Room
- Subject to grant of probate
- Downstairs Shower Room
- EPC rating E
- Freehold





Offered for sale with NO ONWARD CHAIN is this desirable two bedroom semi detached cottage located just a short distant from Ruskington village centre. The property offers deceptively spacious accommodation and generous sized rear garden. The property benefits from UPVC windows and gas fired central heating. The full accommodation of offer comprises; Lounge, Dining Room, Kitchen, Utility, Downstairs Shower Room, Two Double Bedrooms and Family Bathroom.

Lounge 4.31m x 3.65m (14.1ft x 12ft)

Having window to front aspect, multi fuel log burner, wall lights, radiator and TV point.

Dining Room 3.03m x 3.15m (9.9ft x 10.3ft)

Having tiled flooring, storage cupboard and opening through to the kitchen.

Kitchen 4.37m x 2.11m (14.3ft x 6.9ft)

Having base level units with work surface over, space for cookers, inset ceramic sink and drainer, window to rear aspect, under stairs storage cupboard, continued tiled flooring, radiator and opening through to utility room.

Utility Room 2.37m x 4.11m (7.8ft x 13.5ft)

Having a range of base level units with work surface over, sink with drainer, plumbing for washing machine, further appliance space, continued tiled flooring, radiator and upvc part glazed door providing access to the garden.

Shower Room

Having shower cubicle with electric shower, low level wc, pedestal hand wash basin, sky light, and heated towel rail and continued tiled flooring.

First Floor Landing

With stairs taken from the inner hallway and airing cupboard housing the combi boiler which was updated in 2019.

Bedroom One 4.09m x 3.74m (13.4ft x 12.3ft)

Having built in wardrobes, window to front aspect, TV point and telephone point and radiator.

Bedroom Two 2.56m x 3.81m (8.4ft x 12.5ft)

Having window to rear aspect, radiator and telephone point.

Bathroom

Having bath, low level wc, pedestal hand wash basin and window to rear aspect.

Outside

To the front of the property is a small garden area with a variety of shrubs and enclosed by a brick wall and garden gate. To the rear of the property is a generous size rear garden with a variety of tree and shrubs with a patio area and seating area. There is right of way over the neighbouring property as the rear for access to the front of the property.

Agents Note

These are draft particulars awaiting vendor approval. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

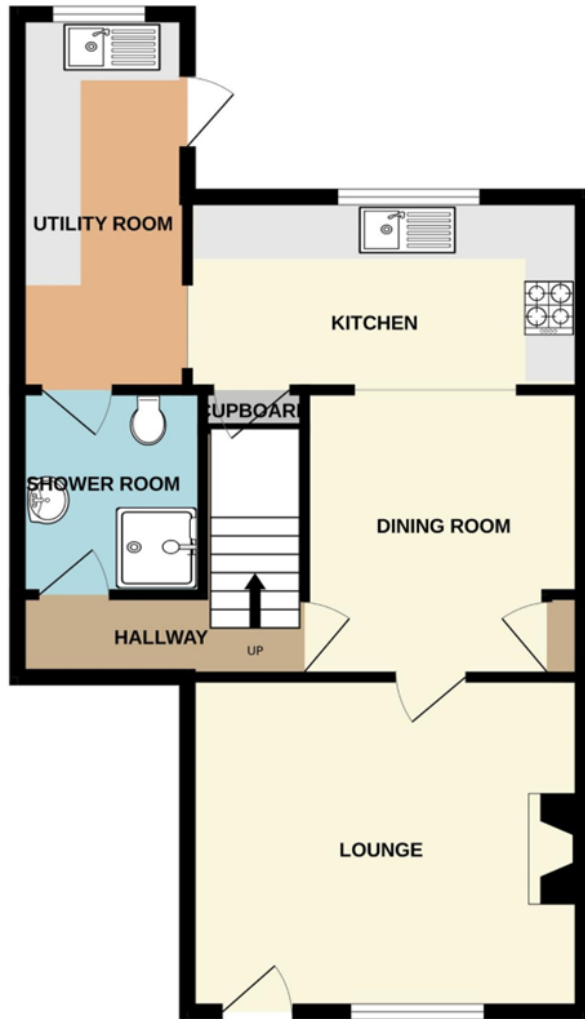
Agents Note

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

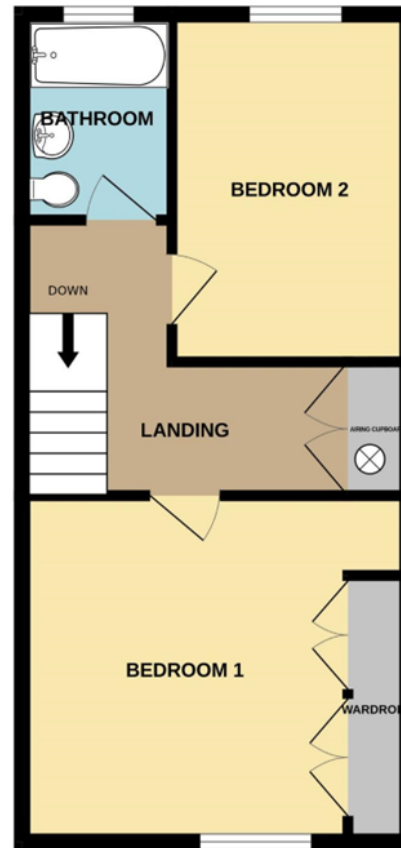
PLEASE NOTE

The sale of the property is subject to a grant of probate. It is anticipated that this may be returned in December 2023.

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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