



Station Road, Ruskington
£750,000



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Freehold

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Key Features

- Executive Detached Home
- Six Double Bedrooms
- Immaculately Presented
- Large South Facing Rear Garden
- Large Detached Double Garage
- Popular Village Location
- EPC rating: TBC
- Council Tax Band: G





Newton Fallowell are excited to present this EXECUTIVE SIX DOUBLE BEDROOM DETACHED FAMILY HOME in the popular village of Ruskington. The property benefits from a Large Detached Double Garage, Beautifully Presented South Facing Rear Garden and is immaculately presented throughout. Internally the property comprises; Entrance Hall, Lounge, Sitting/Dining Room, Play Room, Study, Kitchen, Utility Room, Boiler Room, Six Double Bedrooms, Three En Suites and Family Bathroom. An early viewing is highly recommended to fully appreciate the size, location and standard of property on offer.

Entrance Hall

Having part glazed uPVC door to front, 2 further windows to front aspect, radiator and tiled flooring.

Office

3.34m x 3.01m (11ft x 9.9ft)

Having continued tiled flooring from the Entrance Hall and having telephone point, radiator and window to front.

Cloakroom One

Having continued tiled flooring from the Entrance Hall and having low level WC, hand wash basin set in vanity unit with drawers under, extractor fan and radiator.

Lounge

5.14m x 7.01m (16.9ft x 23ft)

Having windows to both front and side aspect, radiators, telephone point and TV point.

Sitting/Dining Room

5.14m x 7.58m (16.9ft x 24.9ft)

Having patio doors to side and rear aspect, windows to both side and rear aspect and radiators.

Kitchen

6.7m x 4.14m (22ft x 13.6ft)

Having a range of base and eye level units with work surface over, double composite sink with drainer and mixer tap over, 4 ring Neff induction hob and further Neff 2 ring gas hob with extractor hood over, space for American style fridge freezer, integrated eye level double Neff oven, integrated dish washer, radiator, tiled flooring and window to rear aspect.

Utility Room

3.5m x 2.76m (11.5ft x 9.1ft)

Having base and eye level units with work surface over, large sink drainer unit with mixer tap over, space and plumbing for washing machine and tumble dryer, part glazed door to rear, radiator, tiled flooring and window to rear aspect.

Boiler Room

Being accessed from the Utility Room - housing the boiler, water tank, water softener and consumer unit.

Play Room

5.09m x 7.87m (16.7ft x 25.8ft)

Having windows to both front and side aspects, part glazed door to side, TV point, storage cupboard and radiators.

Cloakroom Two

Having low level WC, hand wash basin, radiator and extractor fan.

First Floor Landing

With stairs taken from the ground floor and having storage cupboard and access to part boarded loft space with loft ladder.

Bedroom One

5.09m x 4.66m (16.7ft x 15.3ft)

Having windows to front aspect, TV point, telephone point, radiators and large walk in wardrobe/dressing room (10'0W x 7'1L).





En Suite to Bedroom One

Large suite comprising of low level WC, bidet, twin hand wash basins set in vanity unit with storage cupboards under, Jacuzzi corner shower cubicle, shaving point, chrome heated towel rail, radiator, tiled flooring and window to front aspect.

Bedroom Two

5.11m x 6.51m (16.8ft x 21.4ft)

Having windows to front aspect, radiators, TV point and built in wardrobes.

En Suite to Bedroom Two

Being fully tiled and having a four piece suite comprising of low level WC, pedestal hand wash basin, separate panel bath, shower cubicle with mains fed shower, extractor fan and radiator.

Bedroom Three

5.1m x 4.17m (16.7ft x 13.7ft)

Having window to rear aspect, radiator and TV point.

En Suite to Bedroom Three

Having a three piece suite comprising of low level WC, pedestal hand wash basin, double shower cubicle with mains fed shower, fully tiled walls, laminate flooring, extractor fan and radiator.

Bedroom Four

4.1m x 3.08m (13.5ft x 10.1ft)

Having window to rear aspect, radiator and TV point.

Bedroom Five

3.67m x 2.87m (12ft x 9.4ft)

Having window to rear aspect, radiator and TV point.

Bedroom Six

3.26m x 3.21m (10.7ft x 10.5ft)

Having window to front aspect, radiator and TV point.

Family Bathroom

3.96m x 2.87m (13ft x 9.4ft)

Having a four piece suite comprising of low level WC, pedestal hand wash basin, double walk in shower cubicle with mains fed shower, stand alone bath, chrome heated towel rail, full tiling to walls, extractor fan, radiator and window to rear aspect.



Garage

21.26m x 23m (69.7ft x 75.5ft)

Having electric up and over garage door, power and light, window and door to side aspect.

Outside

The front of the property is approached by a private driveway with gated access, large tarmac driveway providing ample parking with further areas laid to gravel with external tap and having side access to the rear garden.

The South facing rear garden is beautifully presented and is mainly laid to lawn with a large patio area, further areas laid to slate and bark with decorative shrubbery, hedge and timber fence surround, pond area, two outside taps, lighting and brick built storage unit to the rear.

Agent Note

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Floorplan

GROUND FLOOR
1940 sq.ft. (180.3 sq.m.) approx.



1ST FLOOR
1729 sq.ft. (160.6 sq.m.) approx.



TOTAL FLOOR AREA : 3669 sq.ft. (340.9 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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