



Moor Park, Ruskington  
£299,950



- Detached House
- Four Bedrooms
- Popular Village Location
- Well Presented Garden

- Garage
- Kitchen Diner
- Council Tax Band C
- EPC rating E



Set in the popular village of Ruskington is this Four Bedroom Detached Family Home. Benefitting from a modern Kitchen/Diner, well presented Rear Garden and single integral garage, the property further comprises; Entrance Hall, Lounge, WC, Four Bedrooms and Family Bathroom. A viewing is highly recommended to fully appreciate the location and size of property on offer.

### Entrance Hall

Having UPVC entrance door, radiator and stairs to first floor.

### Downstairs Cloakroom

With low level WC, hand wash basin, radiator and window to side.

### Lounge/Diner

3.38m x 6.99m (11.1ft x 22.9ft)

Having bow window to front, patio doors to rear, gas fire, TV point and radiators.

### Kitchen/Breakfast Room

5.29m x 2.67m (17.4ft x 8.8ft)

With a range of base and eye level units, work surface with inset sink drainer, integrated double oven and hob, plumbing for washing machine, space for fridge freezer, window and door to rear.

Breakfast area having window to rear, radiator, serving hatch to Dining Area and open plan to Kitchen.





## Landing

With stairs taken from the Entrance Hall and having window to side, access to roof space and airing cupboard.

## Bedroom One

3m x 3.61m (9.8ft x 11.8ft)

Having window to rear, radiator and built in wardrobes.

## Bedroom Two

2.54m x 3.38m (8.3ft x 11.1ft)

With window to front, radiator and built in wardrobe.

## Bedroom Three

3.07m x 3.66m (10.1ft x 12ft)

With windows to front and rear and radiator.

## Bedroom Four

2.41m x 2.67m (7.9ft x 8.8ft)

With window to rear and radiator.

## Family Bathroom

A white suite comprising low level WC, hand wash basin and bath with electric shower over. Radiator and window to front.

## Outside

To the front there is a driveway leading to the garage. The front garden is laid to lawn with dwarf stone wall with side access to rear. The rear gardens offer a high level of privacy. The gardens are laid to lawn with decorative flower borders, paved patio area and mature trees. There is an area to the side which could be used as additional garden or vegetable plot.



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## Agents Note

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# Floorplan

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



MOOR PARK, RUSKINGTON, NG34 9AJ

TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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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