



Winchelsea Road, Ruskington
£299,950



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Freehold

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Key Features

- Detached House
- Three Double Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- Conservatory
- Landscaped Rear Garden
- EPC rating: TBC





Newton Fallowell are proud to present this Executive Three Double Bedroom Detached Family Home in the ever popular village of Ruskington, offered for sale with NO ONWARD CHAIN. Boasting a landscaped rear garden, large kitchen and a single detached garage with ample off road parking, internally the property comprises; Entrance Hall, Cloakroom, Lounge, Utility Room, Conservatory, Three Double Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the size and location of property on offer.

Entrance Hall

Having part glazed composite door to front, Oak flooring, stairs to first floor landing and radiator.

Cloakroom

Having low level WC, wall mounted hand wash basin with storage cupboard under, radiator and extractor fan.

Lounge

5.15m x 4.36m (16'11" x 14'4")

Having two windows to front aspect, radiator, TV point and telephone point.

Kitchen

6.22m x 2.71m (20'5" x 8'11")

Having a range of base and eye level units with work surface over, one and a half bowl sink drainer unit with mixer tap over, integrated oven, electric hob with extractor hood over, integrated dish washer, space for fridge freezer, radiator, Oak flooring and open through to Conservatory.

Conservatory

3.10m x 2.97m (10'2" x 9'8")

Having brick base with uPVC windows with French doors leading to the garden.

Utility Room

Having a range of base and eye level units with work surface over, sink drainer with mixer tap over, space and plumbing for washing machine, further appliance space radiator and part glazed door to rear aspect.

First Floor Landing

With stairs taken from the Entrance Hall and having airing cupboard and access to loft space with fitted loft ladder.

Bedroom One

4.85m x 3.04m (15'11" x 10'0")

Having window to rear aspect, radiator, custom fit wardrobes and TV point.

En Suite

Modern three piece suite comprising low level WC, hand wash basin set in vanity unit with drawers under, corner shower cubicle with main fed shower, fully tiled to walls, extractor fan, chrome heated towel rail and window to rear aspect.

Bedroom Two

3.68m x 3.11m (12'1" x 10'2")

Having window to front aspect, radiator and laminate flooring.

Bedroom Three

3.80m x 3.15m (12'6" x 10'4")

Having two windows to front aspect, radiator and built in storage cupboard over the stairs.

Family Bathroom

Having low level WC, hand wash basin set in vanity unit, panelled bath with shower attachment and electric shower over, extractor fan, fully tiled walls, chrome heated towel rail and window to rear aspect.

Outside

The front of the property offers a paved driveway providing parking for 3 vehicles which in turn leads to a detached single garage. There's a further area laid to lawn with hedge surround with side access to the rear garden.

The rear garden offers a generous sized decked area leading from the house to a timber summer house (with electric), further small area laid to lawn, area laid to gravel with decorative shrubbery and plant borders, outside tap and lighting.

Single Garage

Having up and over door with power and light.

Agent Note

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Floorplan

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



WINCHELSEA ROAD, RUSKINGTON NG34 9BN
TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.



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