



High Street, Ruskington  
£330,000



- Detached Bungalow
- THREE BEDROOMS
- Outbuildings
- Ample Off Street Parking
- Ideal for Working From Home
- Popular Village Location
- Freehold
- EPC rating D
- Council Tax Band D





Set in the ever popular village of Ruskington, this three-bedroom detached bungalow offers so much more than initially meets the eye. Benefiting from multiple outbuildings with a Dovecote providing potential for conversion (subject to relevant permissions), an external office providing excellent premise for working from home, the property further comprises; Entrance Hall, Lounge, Three Bedrooms, Bathroom, Kitchen, Dining Room, Utility Room, Garage and further outbuildings. A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE AND POTENTIAL ON OFFER.

### Entrance Hall

With external patio sliding door and further internal oak door, wood flooring, access to loft space and radiator.

### Lounge

6.81m x 4.52m (22'4" x 14'10")

With double doors taken from the entrance hall, brick feature fire place with log-burning stove and lights, separate office space with window to side and telephone point, TV point and two windows to front.

### Kitchen

2.41m x 4.88m (7'11" x 16'0")

With base and eye level units, space for cooker, space for dishwasher, space for fridge freezer, pantry cupboard and window to side.

### Dining Room

2.41m x 2.90m (7'11" x 9'6")

With velux roof windows and windows to side and rear.









## Master Bedroom

4.22m x 3.18m

With built in wardrobes, mains fed shower enclosure, radiator and window to side.

## Bedroom 2

5.21m x 2.72m

With window to side and front and radiator.

## Bedroom 3

3.05m x 2.72m (10'0" x 8'11")

With window to side, TV point and radiator.

## Bathroom

Being fully tiled with bath with electric shower over, hand wash basin, low level wc, extractor fan, store cupboard, heated towel rail and windows to side.

## Utility Room

With Belfast sink, tiled flooring, plumbing connections, ample storage space and window to rear.

## Dovecote

7.54m x 5.92m (24'8" x 19'5")

Currently used as a workshop and storage space, offering opportunity for conversion into a dwelling (subject to relevant permissions), further loft space, windows to front and rear and stable door to front.

## Office

5.08m x 2.72m (16'8" x 8'11")

With log burning stove, vaulted ceiling, electric and lighting, windows to front and side, access to study space (8'11 x 5'3) with further window to front.

## Garage

6.83m x 5.54m (22'5" x 18'2")

With recently fitted new roof, timber garage doors, window to front and side, electric and lighting.

## Outside

The front of the property offers gated driveway access for multiple vehicles and low maintenance gravel area. The rear of the property offers access to the Dovecote, Office, Garage and further outbuildings, patio area leading from the kitchen to utility provides a patio area with further gravel area to side, further areas comprising fruit trees, shrubbery and lawn area.

## Agents Note

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# Floorplan

GROUND FLOOR  
2435 sq.ft. (226.2 sq.m.) approx.



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 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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