



Cornwall Way, Ruskington  
£155,000



Freehold

£155,000



## Key Features

- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Landscaped South Facing Rear Garden
- Timber Summer House with Electric
- Modern Kitchen and Bathroom
- EPC rating: C
- Council Tax Band: A





Located in the popular village of Ruskington is this Immaculately Presented Two Double Bedroom Semi-Detached House. Boasting a beautifully presented South Facing rear garden, internally the rooms are to the same high standard comprising; Lounge, Kitchen, Two Double Bedrooms and Family Bathroom. Having a summer timber house with electric connection, brick built store house and ample parking to front, an early viewing is highly recommended to fully appreciate.



#### Entrance Hall

With part glazed Entrance Door and stairs leading to 1st floor.

#### Lounge

4.98m x 2.85m (16'4" x 9'5")

With feature fire place and log burner (included in the sale), TV and BT point, window to rear aspect and radiator.



#### Kitchen Diner

4.98m x 2.49m (16'4" x 8'2")

Modern kitchen having a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, freestanding double oven with 5 ring gas hob included in the sale, space and plumbing for washing machine, space for under counter fridge, electric heater, window to front aspect and two storage cupboards.

#### Landing

With stairs taken from Entrance Hall and radiator.

#### Bedroom One

4.98m x 2.85m (16'4" x 9'5")

Currently used as a dressing room, with built in storage, window to rear aspect and radiator.

#### Bedroom Two

3.18m x 3.42m (10'5" x 11'2")

With window to front aspect and radiator.

#### Bathroom

Modern three piece suite having paneled bath with mains fed shower over, hand wash basin, low level wc, chrome heated towel rail, extractor fan and window to front aspect.

#### Outside

The front of the property is of low maintenance offering ample parking being laid to tarmac and gravel, with side access to the Entrance Door and rear garden.

The rear garden is beautifully maintained and has been landscaped by the current owner, offering a generous sized patio area with electric socket, leading to area laid to lawn with decorative borders and shrubbery, the bottom of the garden offers a timber summerhouse with log burner and electric.

A brick store house measuring 1.87m W x 3.01m L, with electric and lighting.

### Agents Note

Please contact our office for further information regarding the construction 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.

### Financial Services

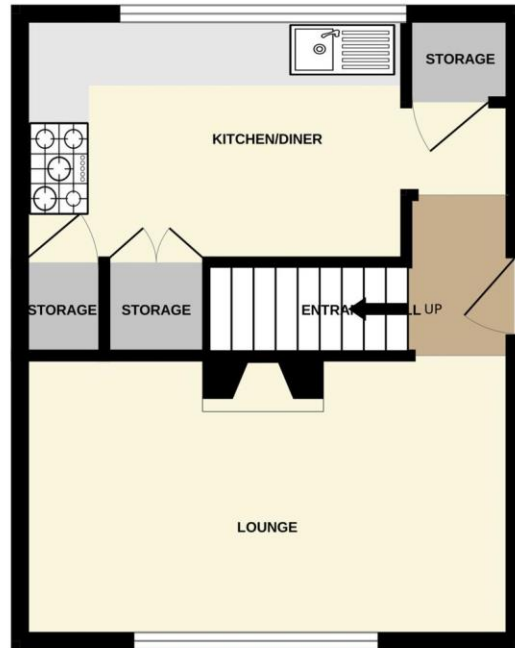
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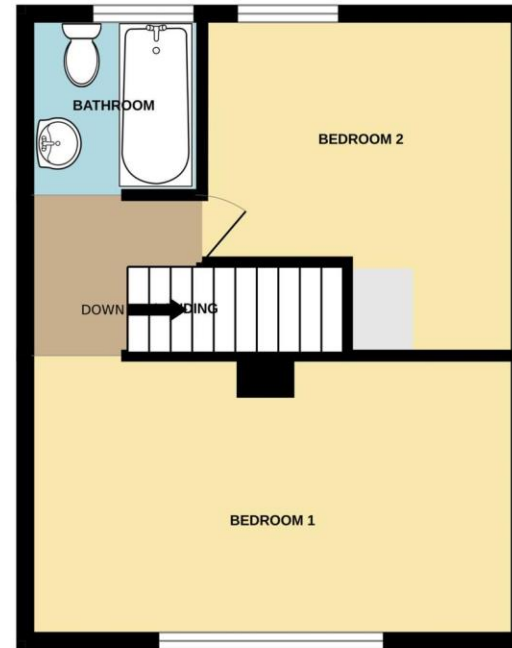


# Floorplan

GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 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 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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