



Elmtree Road, Sleaford  
£325,000



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Freehold

£325,000



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Extensively Upgraded Throughout
- Open Plan Kitchen/Lounge/Diner
- Landscaped Front and Rear Gardens
- Popular Village Location
- EPC rating C
- Council Tax Band C





Being Extensively Upgraded Throughout by the current owners, this Two Bedroom Detached Bungalow set in the popular village of Ruskington is certainly not to be missed. To now offer a modern Open Plan Lounge/Kitchen/Diner with French Doors leading to the Landscaped Rear Garden, internally the property further comprises; Entrance Hall, Utility Room, Two Large Double Bedrooms, En Suite to Master and Modern Family Bathroom. An early viewing is highly recommended to fully appreciate the standard, position and size of property on offer.



### Entrance Hall

With part glazed Entrance door, storage cupboard, wooden flooring and radiator.

### Kitchen Area

4.28m x 2.97m (14'0" x 9'8")

Modern Kitchen with under floor heating and an open plan aspect to the Lounge Diner, having a range of base and eye level units with oak work surface over, double eye level NEFF integrated oven, 5 ring gas burner hob with extractor hood over, ceramic sink with mixer tap and drainer, integrated dishwasher, integrated fridge freezer, 6 bottle wine cooler, breakfast bar and window to rear aspect.



### Lounge Diner

4.42m x 5.66m (14'6" x 18'7")

With continued wooden flooring from the Kitchen, feature log burner, TV and BT point, French doors leading to out to the covered seating area with wooden Pergola.

### Utility Room

2.84m x 2.26m (9'4" x 7'5")

With a range of base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, sink with mixer tap and drainer, space for fridge freezer, part glazed door to side, door through to garage and radiator.

### Bedroom One

4.09m x 3.61m (13'5" x 11'10")

With TV point, window to front aspect and radiator.

### En Suite to Master

Modern three piece suite comprising mains fed shower, hand wash basin with storage cupboards under, low level wc, heated towel rail, extractor fan and window to side aspect.

### Bedroom Two

3.64m x 3.61m (11'11" x 11'10")

With window to front aspect and radiator.

### Bathroom

3.05m x 2.25m (10'0" x 7'5")

Modern Three Piece Suite comprising paneled bath with shower attachment, low level wc, hand wash basin, heated towel rail, extractor fan and window to side aspect.

### Garage

2.95m x 2.95m (9'8" x 9'8")

With electric garage door to driveway, lighting and door through to utility room.





## Outside

The front of the property offers ample parking with a block paved driveway, further large area landscaped to be laid to gravel with decorative shrubbery and hedge surround which could be developed for further parking, side access to rear.

The rear garden is immaculately presented and a real feature of the property. With a large Timber pergola leading from the French Doors in the lounge laid to decking with brick wall surround and electric sockets, further patio area to both sides, timber summer house included in the sale with decking area to front, to the side of the property being further laid to patio area with gravel and timber shed. further are laid to lawn with decorative borders and shrubbery, side access to the front, outside tap and lighting,



## Agents Note

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# Floorplan

GROUND FLOOR  
1054 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (98.0 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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