



Elmtree Road, Ruskington  
£225,000



- Semi-Detached House
- Three Bedrooms
- Modernised by Current Owners
- New Kitchen and Shower Room
- Rewired and New Boiler fitted since Purchase
- Popular Village Location
- Freehold
- EPC rating D





In the ever popular village of Ruskington with all its amenities is this well presented Three Bedroom Semi-Detached House. The current owners have extensively modernised the property since purchase with a new Kitchen and Bathroom, rewired throughout and a new boiler. Internally the property further comprises; Entrance Hall, Lounge, Dining Room, Downstairs Shower Room and Three Bedrooms. With ample parking to front and a generous sized well maintained rear garden, a viewing is highly recommended to fully appreciate.

### Entrance Hall

With part glazed Entrance door, BT point and stairs leading to front aspect.

### Lounge

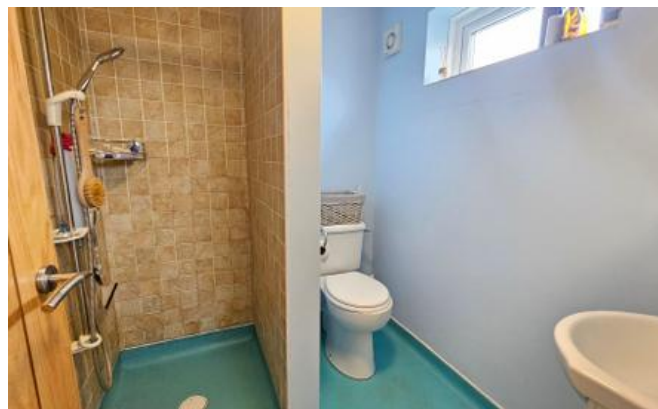
5.84m x 3.41m (19'2" x 11'2")

With feature electric fire place, patio doors to rear garden, TV point, window to front aspect and radiator.

### Dining Room

3.79m x 3.35m (12'5" x 11'0")

With storage cupboard, inset book shelves to Lounge wall, window to rear aspect and radiator.



## Kitchen

2.93m x 2.7m (9'7" x 8'11")

Modern kitchen with a range of base and eye level units with work surface over, integrated oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer, one and a half sink with mixer tap and drainer, space and plumbing for dishwasher, space and plumbing for washing machine, window to rear aspect and part glazed door to rear garden.

## Downstairs Shower Room

With electric shower cubicle, low level wc, hand wash basin, heated towel rail, extractor fan and window to front aspect.

## Landing

With stairs taken from Entrance Hall, airing cupboard and access to loft space.

## Bedroom One

3.76m x 3.41m (12'4" x 11'2")

With window to rear aspect and radiator.

## Bedroom Two

2.71m x 3.48m (8'11" x 11'5")

With window to rear aspect and radiator.

## Bedroom Three

1.91m x 3.41m (6'4" x 11'2")

With window to front aspect and radiator.

## Shower Room

Modern shower room with double walk in mains fed shower with rain effect head, hand wash basin, low level wc, extractor fan, window to side aspect and heated towel rail.

## Garage

5.69m x 2.89m (18'8" x 9'6")

With up and over garage door, tap, electric and lighting.





## Outside

The front of the property offers ample parking with a tarmac driveway and further laid to gravel to side, with side access to rear.

The rear garden is well maintained and offers a patio area with cover over leading from the lounge, further laid to lawn with shrubbery and borders surrounds, to the rear is a timber summer house with gravel area providing further seating and timber fence surround.

## Agents Note

These are draft particulars awaiting vendor approval.

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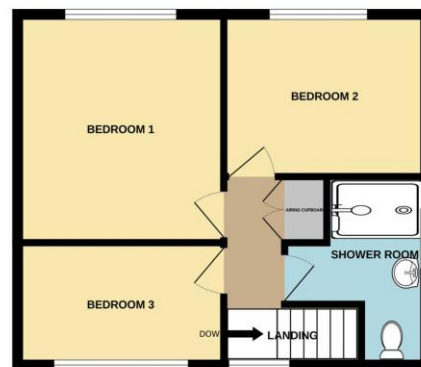


# Floorplan

GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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