



Winchelsea Road, Ruskington  
£425,000



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Freehold

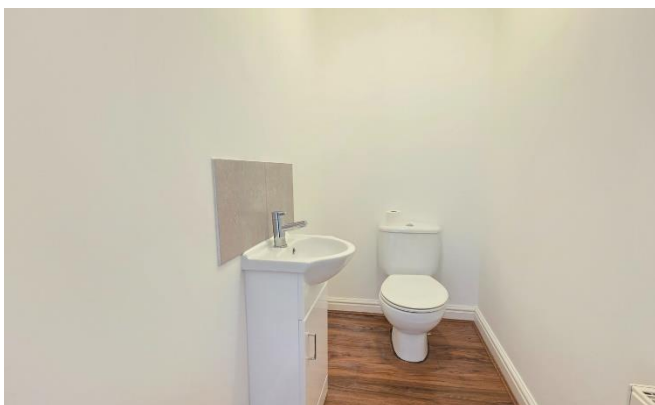
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## Key Features

- Detached Family Home
- Five Double Bedrooms
- NO ONWARD CHAIN
- Well Presented Throughout
- Popular Village Location
- South Facing Garden
- EPC rating TBC





Offered for sale with NO ONWARD CHAIN is this Five Double Bedroom Detached Family Home, with countryside views to rear in the popular village of Ruskington. The property is well presented throughout offering generous sized rooms comprising; Entrance Hall, Lounge, Open Plan Kitchen Diner, Separate Dining Room/Office, Utility Room, Downstairs WC, 2nd Floor offers Three Bedrooms, One with En Suite, Family Bathroom, 2nd floor with a further two bedrooms and a shower room. With a south facing rear garden and a detached double garage, an early viewing is highly recommended.

### Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor, BT point, laminate flooring and radiator.

### Lounge

5.21m x 3.44m (17'1" x 11'4")

With gas fire place, TV points, window to front aspect and radiator.

### Open Plan Kitchen Diner

3.29m x 7.05m (10'10" x 23'1")

Large open room with tiled flooring throughout and French doors to rear garden. The kitchen offers a range of base and eye level units with work surface over, breakfast bar, double integrated eye level oven, four ring gas hob with extractor hood over, one and a half sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, window to rear aspect and radiator.

### Dining Room

4.03m x 3.33m (13'2" x 10'11")

With window to front aspect and radiator.

### WC

2.39m x 1.87m (7'10" x 6'1")

With hand wash basin and low level wc..

### Utility Room

Having base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, boiler, continued tiled flooring, radiator and part glazed door to rear garden.

### Landing

With stairs taken from Entrance Hall and stairs leading to 2nd floor, airing cupboard, window to front aspect and radiator.

### Bedroom One

5.74m x 3.43m (18'10" x 11'4")

With built in wardrobes, TV point, window to front aspect and radiator.

### En Suite

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, radiator and window to rear aspect.

### Bedroom Two

4.47m x 3.3m (14'8" x 10'10")

With door to bathroom, window to rear aspect and radiator.

### Bedroom Three

4.03m x 3.3m (13'2" x 10'10")

With BT point, window to front aspect and radiator.







### 1st Floor Bathroom

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, shaver point, radiator and window to rear aspect.

### 2nd Floor Landing

#### Bedroom Four

6.08m x 3.3m (19'11" x 10'10")

With TV point, velux window to rear, window to front aspect and radiator.

#### Bedroom Five

6.08m x 3.44m (19'11" x 11'4")

With TV point, velux window to rear, window to front aspect and radiator.

### 2nd Floor Shower Room

Three piece suite comprising corner mains fed shower, hand wash basin, low level wc, shaver point, velux window to rear aspect and radiator.





## Detached Double Garage

5.03m x 5.33m (16'6" x 17'6")

With two up and over garage doors, electric and lighting.

## Outside

The front of the property is well presented, offering ample parking on the tarmac driveway leading to double garage, further area laid to lawn with shrubbery and pathway to front Entrance, side access to rear.

The rear garden is mainly laid to lawn with patio area, outside tap and lighting with timber fence surround. Gate to rear leads to countryside walks.

## Agents Note

These are draft particulars awaiting vendor approval.

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# Floorplan

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



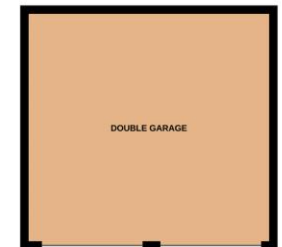
1ST FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



2ND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



GARAGE  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 2469 sq.ft. (229.4 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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