



Hurn Close, Ruskington
£355,000



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Key Features

- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Sought After Village Location
- Ample Parking and Detached Garage
- Modern Kitchen and Bathroom
- EPC Rating: TBC





Set on a generous corner plot just a short walk from Ruskington's village centre, this beautifully maintained four double bedroom detached family home offers space, comfort, and convenience in equal measure. Perfectly suited to growing families or those seeking flexible living space, the property boasts an impressive layout and exceptional presentation throughout. The ground floor includes a spacious lounge, separate dining room, modern breakfast kitchen, study, utility room, and cloakroom. Upstairs offers four double bedrooms, including a master with en suite, and a stylish four-piece family bathroom. Outside, there is ample parking, a detached single garage, and attractive front and rear gardens. A viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with storage under and radiator.

Lounge

5.08m x 4.13m (16'8" x 13'6")

With TV and BT points, windows to front and side, radiator.

Breakfast Kitchen

4.29m x 4.27m (14'1" x 14'0")

Modern Breakfast Kitchen with a range of base and eye level units with work surface over, NEFF 5 ring gas hob with extractor hood over, NEFF double eye level integrated oven, space for freestanding dishwasher, space for freestanding fridge freezer, sink with mixer tap and drainer, windows to rear and side aspects and tiled flooring.

Dining Room

2.94m x 4.12m (9'7" x 13'6")

With French doors to rear garden and radiator.

Study

1.37m x 2.01m (4'6" x 6'7")

With windows to side and front aspect, storage cupboard and radiator.

Utility Room

With tiled flooring, a range of base and eye level units with work surface over, space and plumbing for washing machine and tumble dryer, boiler, glazed door to side driveway.

Cloakroom

With hand wash basin, low level wc and radiator.

Landing

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

Bedroom One

3.33m x 4.12m (10'11" x 13'6")

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

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

Bedroom Two

2.74m x 3.18m (9'0" x 10'5")

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

Bedroom Three

3.77m x 3.01m (12'5" x 9'11")

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

Bedroom Four

3.88m x 2.53m (12'8" x 8'4")

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

Family Bathroom

Modern four piece suite comprising paneled bath, separate mains fed shower cubicle, hand wash basin and low level wc set in vanity unit with ample storage, heated towel rail, window to rear aspect and extractor fan.

Detached Garage

5.69m x 3m (18'8" x 9'10")

With up and over garage door, door to rear garden, electric and lighting.

Outside

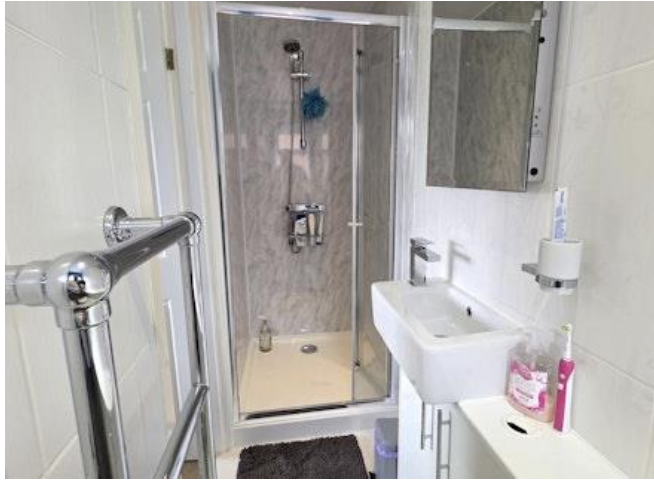
Well presented to front with a brick wall and timber fence surround, large driveway providing parking for at least 4 vehicles, further area laid to lawn with side access to rear.

The rear garden is just as well presented, mainly laid to lawn with patio area, decorative borders and shrubbery, timber shed, outdoor tap and lighting with timber fence surround.

Agents Note

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Floorplan

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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