



Blackthorn Close, Ruskington
£285,000



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Freehold

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Key Features

- Detached House
- Three Double Bedrooms
- Immaculately Presented Throughout
- Solar Panels
- Popular Village Location
- Lounge, Kitchen and Separate Dining Room
- EPC rating TBC
- Current Council Tax Band C





A fantastic opportunity to buy a spacious and modernised family home. The current owners have extended the property to create **THREE DOUBLE BEDROOMS** with **EN-SUITE** to Master, and **SEPARATE DINING ROOM** along with **UPGRADED KITCHEN** and **BATHROOM** and the further addition of a **CONSERVATORY**. Still offering a generous rear garden with plenty of parking to the front and a single garage. The property benefits from gas fired central heating, UPVC double glazed windows and **SOLAR PANELS**. A viewing is strongly advised to appreciate the size and quality of accommodation on offer.

Entrance Hall

With UPVC entrance door, radiator and stairs to first floor landing.

Lounge

4.17m x 3.61m (13'8" x 11'10")

Having window to front, radiator, TV point, telephone point.

Dining Room

4.95m x 2.36m (16'2" x 7'8")

With window to front aspect and radiator.

Kitchen

2.59m x 5.77m (8'6" x 18'11")

This extensive kitchen offers a wide range of units with Corian worksurface over and inset sink drainer unit. With built in appliances consisting of Dishwasher, Fridge and Freezer, Double oven with hob and extractor hood over. A further range of larder style units, feature radiator, tiled floor, window to rear and double doors to Conservatory.

Conservatory

3.86m x 2.51m (12'8" x 8'2")

Being part brick and uPVC build with French Doors, tiled flooring, air con unit and radiator.

Utility Room

With base and eye level units, worksurface with inset sink, plumbing for washing machine and vent for tumble dryer, tiled floor, door to garden.

Downstairs WC

With low level WC, hand wash basin, tiled floor, radiator and window to side.

Landing

Access to loft space with pull down ladder, airing cupboard with tank and shelving.

Bedroom One

4.9m x 4.57m (16'1" x 15'0")

Being largely altered from the original Master room and now offering ample wardrobe space, radiator and two windows to rear.

En Suite

A spacious en-suite comprising corner shower cubicle, wc and hand basin set in vanity units with cupboard space between. Radiator, window to rear and part tiled walls.

Bedroom Two

3.63m x 2.49m (11'11" x 8'2")

With window to rear and radiator.

Bedroom Three

3.15m x 2.49m (10'4" x 8'2")

With window to front and radiator.

Family Bathroom

A modern suite offering a 'P' shaped bath, low level wc and hand wash basin. Heated towel rail, extractor fan and window to rear.

Garage

With electric roller garage door, door to rear garden, electric and lighting.

Outside

To the front of the property there is a block paved driveway leading to the single garage and garden area laid to gravel providing extra parking if required. Gated side access leads to the generous size rear garden offering a paved patio area with dwarf wall opening to the garden area which is laid to lawn with fencing surround and two further seating areas, one being a decorative patio area and the other laid to slate chippings.

Solar Panels

The Solar Panels are owned. We have been advised that the solar panels generates an income of around £1000 per annum. The current owners have had a new inverter installed in August 2023.

Agents Note

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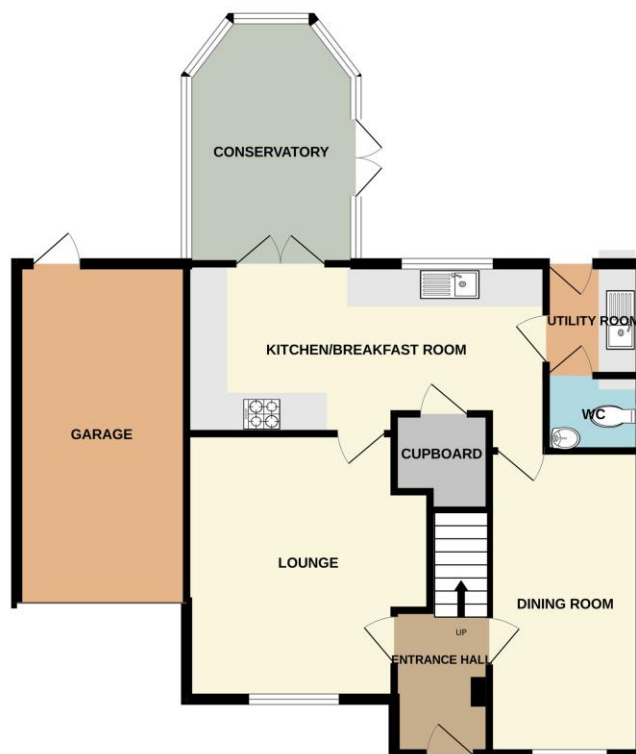
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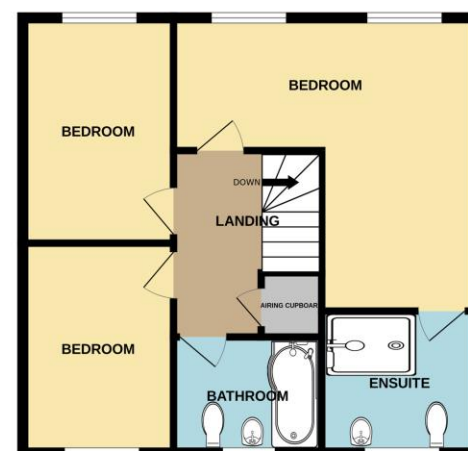


Floorplan

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



BLACKTHORN CLOSE, RUSKINGTON, NG34 9FU

TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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