



Chestnut Street, Ruskington
£399,950 - REDUCED



4



2



2

- Executive Detached Home
- Four Double Bedrooms
- Well Presented Throughout
- Corner Plot on a Small Development
- Open Plan Kitchen Diner/Family Room
- Close Walking Distance to Village Centre
- Freehold
- EPC rating: C



Situated just a stone's throw from the popular village centre of Ruskington, this executive four double bedroom detached home offers the perfect blend of space, style, and convenience. Positioned in the corner of small development of three properties, this is ideal for families looking to enjoy village living with excellent local amenities close by.

The heart of the home is a stunning open plan kitchen, dining and family room, ideal for both everyday living and entertaining. A large separate lounge and dedicated office provide further flexibility on the ground floor, while upstairs offers four generously sized double bedrooms. The principal bedroom benefits from its own dressing room and en suite, complemented by a four-piece family bathroom.

A viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor.

Lounge

5.6m x 3.5m (18'5" x 11'6")

With feature gas fire place, bay window to front aspect, TV and BT point.





Open Plan Kitchen Diner/Family Room

6.26m x 6.95m (20'6" x 22'10")

The kitchen area comprises of a range of base and eye level units with work surface over, feature freestanding double oven included in the sale with extractor hob over, one and a half sink with mixer tap and drainer, space for American style fridge freezer, integrated dishwasher, tiled flooring and window to rear aspect.

The Dining/Family area offers continued tiled flooring, TV point, French Doors and window to rear garden.

Study

3.71m x 2.38m (12'2" x 7'10")

With bay window to front aspect and TV point.

Utility Room

4.11m x 2.14m (13'6" x 7'0")

Range of base and eye level units with work surface over, plumbing and and space for washing machine and tumble dryer, sink with mixer tap and drainer, part glazed door to rear garden and window to side aspect.

Cloakroom

With hand wash basin, low level wc and extractor fan.

Landing

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

Bedroom One

4.85m x 4.01m (15'11" x 13'2")

With dressing room/walk in wardrobe, 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 storage under, low level wc, heated towel rail, window to front aspect and extractor fan.

Bedroom Two

3.05m x 2.88m (10'0" x 9'5")

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

Bedroom Three

3.05m x 3.56m (10'0" x 11'8")

With window to rear aspect and radiator.

Bedroom Four

2.38m x 3.55m (7'10" x 11'7")

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

Family Bathroom

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, shaver point, heated towel rail, extractor fan and window to side aspect.

Garage

5.75m x 4.33m (18'11" x 14'2")

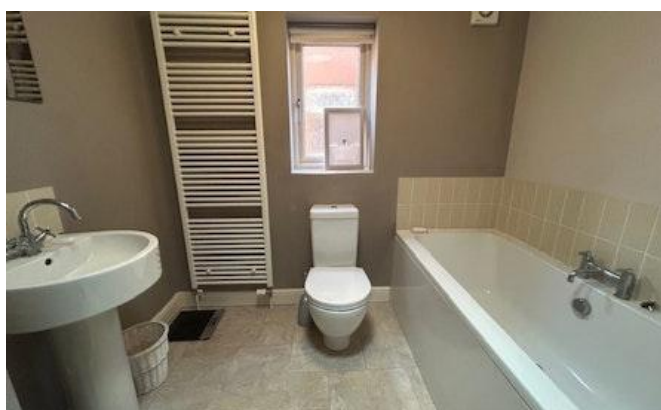
With electric roller garage door, window and door to side, electric and lighting.

Outside

Accessed via a shared driveway from Chestnut Street, a block paved driveway provides ample parking leading to garage, side access to rear. The rear garden offers a generous sized patio area with pizza oven, further area laid to lawn with picket fence.

Please note the timber garden room to side is built in a piece of land not on the title plan of the property.





Agents Note

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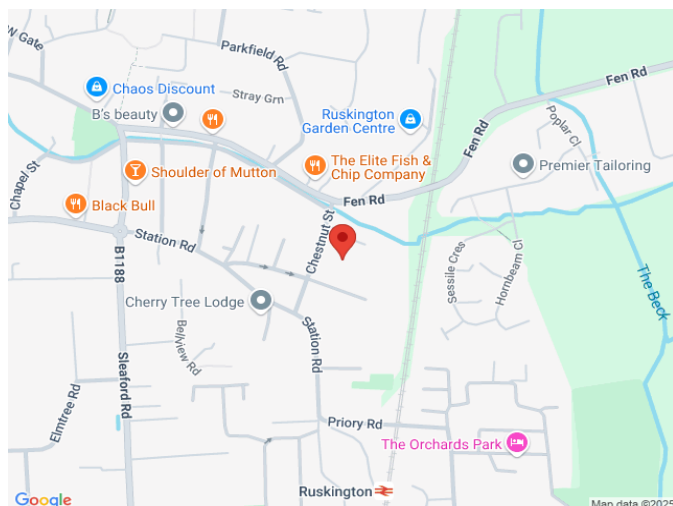
Floorplan



TOTAL FLOOR AREA : 1969 sq.ft. (183.0 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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