



Westbeck, Ruskington
£195,000



3



1



2

£195,000

- Sem-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Well Presented Throughout
- Detached Garage
- Sought After Village Location
- Freehold
- EPC rating D



Offered with no onward chain and located in the popular and sought-after village of Ruskington, this well-presented three-bedroom semi-detached house is ideal for families or first-time buyers alike. The property features a spacious Lounge Diner, modern Kitchen, bright Conservatory, and a welcoming Entrance Hall, along with three bedrooms and a contemporary family bathroom upstairs. Externally, the home benefits from a detached single garage and driveway and well-maintained front and rear gardens. A fantastic opportunity to secure a lovely home in a desirable village setting—early viewing is recommended.

Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor and radiator.

Lounge Diner

4.54m x 4.43m (14'11" x 14'6")

With gas fire (currently disconnected) place set in decorative surround, patio doors to conservatory, TV point, storage cupboard under stairs and radiator

Kitchen

3m x 2.23m (9'10" x 7'4")

Modern kitchen with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated Bosch oven with Bosch four ring ceramic electric hob and extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, Baxi boiler (serviced annually), window to front aspect and radiator.



Conservatory

2.84m x 2.64m (9'4" x 8'8")

Being part brick and uPVC build, French doors to rear garden, tiled flooring and radiator.

Cloakroom

With low level wc, hand wash basin, window to rear aspect and radiator.

Landing

With stairs taken from Entrance Hall

Bedroom One

3.34m x 2.41m (11'0" x 7'11")

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

Bedroom Two

3.66m x 2.41m (12'0" x 7'11")

With window to front aspect and radiator.

Bedroom Three

2.38m x 1.92m (7'10" x 6'4")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, velux window to front aspect and extractor fan.

Garage

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

Outside

The front of the property offers a picket fence surround, mainly laid to lawn with shrubbery, side access to rear.

The rear garden is well presented, with a generous sized patio area from the conservatory, further laid to lawn with decorative borders and shrubbery, further storage area to side with timber shed and bin storage, timber fence and brick wall surround with gate to rear driveway.



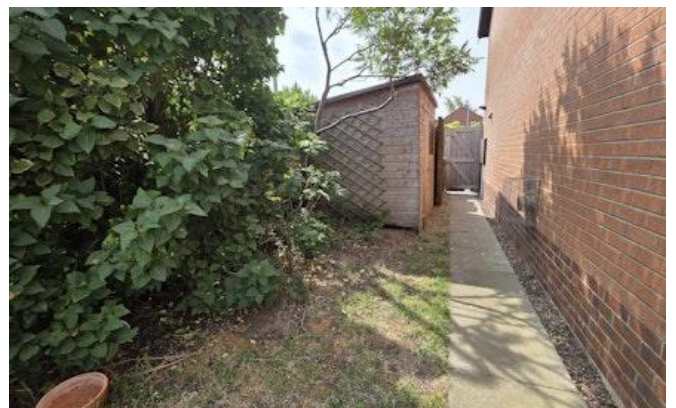
Agents Note

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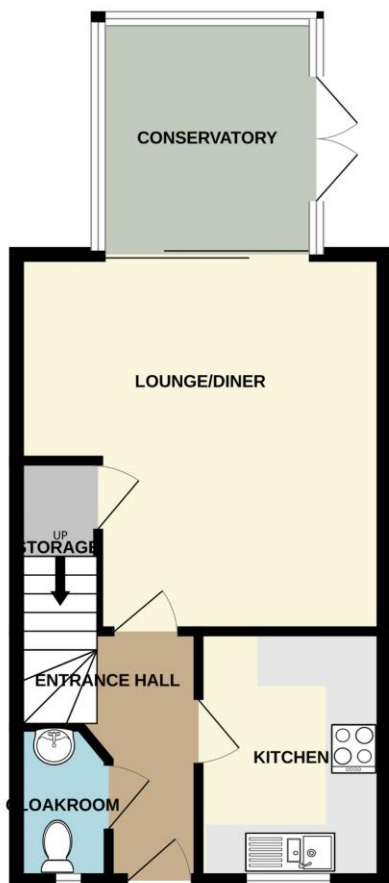
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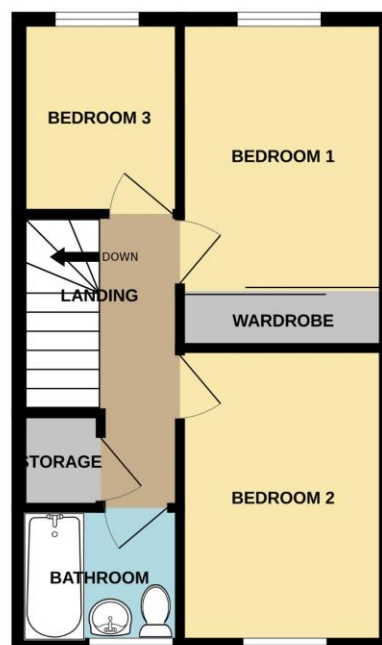


Floorplan

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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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