



Rectory Road, Ruskington
£550,000



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Freehold

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Key Features

- Extended Detached Bungalow
- Three/Four Bedrooms
- Immaculately Presented Throughout
- Large Detached Double Garage
- Total Plot size of approx 1/3 acre
- Beautiful Rear Garden
- EPC rating: D





Set on an impressive plot of around a third of an acre in the popular village of Ruskington, just a short walk from local amenities, this deceptively large and immaculately presented three/four bedroom detached bungalow offers approximately 2,580 sq ft of versatile accommodation. The property features an entrance conservatory, second entrance porch, lounge, dining room, kitchen, utility room, two large pantry cupboards, three bedrooms including one with en suite, a family bathroom and a study/office which could also serve as a fourth bedroom. Externally, the equally spacious plot boasts a beautifully landscaped and generous rear garden that truly must be viewed to be fully appreciated, along with a substantial detached double garage measuring 650 sq ft.

Conservatory

Being of uPVC build with tiled flooring, glazed Entrance door, bi fold doors to Lounge and doorway to original Entrance Hall.

Lounge

3.9m x 6.43m (12'10" x 21'1")

With feature log burner, TV and BT point, windows to side aspect and radiators, door through to;

Dining Room

5.31m x 5.32m (17'5" x 17'6")

With feature log burner (doubles from Lounge), window through to conservatory, storage cupboard, door from original Entrance Hall and radiator.

Kitchen

4.26m x 3.05m (14'0" x 10'0")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, give ring gas hob with extractor hood over, four integrated NEFF ovens, integrated dishwasher, breakfast bar, door through to pantry (1.97m L x 3.95m W), radiator, window to rear garden and access to loft space (boarded with loft ladder and electric).

Utility Room

5.71m x 3.79m (18'8" x 12'5")

Having a range of base level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, bi fold doors to rear garden, window to side aspect and vertical radiator. Access to storage cupboard (1.70mL x 2.18mW).

Bedroom One

2.8m x 3.63m (9'2" x 11'11")

With window to side aspect and radiator.

En Suite

Three piece suite with walk in mains fed shower, hand wash basin with storage under, low level wc, boiler (fitted 2007, serviced annually), window to rear aspect and radiator.

Bedroom Two

3.17m x 3.63m (10'5" x 11'11")

With window to front aspect and radiator.

Bedroom Three

3.05m x 3.63m (10'0" x 11'11")

With window to side aspect and radiator.





Bedroom Four/Study

3.78m x 3.34m (12'5" x 11'0")

Currently used as an office, with two windows to rear aspect and radiator.

Family Bathroom

Four piece suite comprising walk in mains fed shower, separate paneled bath with shower attachment, hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and extractor fan.

Detached Double Garage

9.37m x 6.39m (30'8" x 21'0")

The detached double garage is currently used for storage, with a double electric roller garage door to front, personnel door to side and window to side. Accessed from the rear of the garage is an external toilet with low level wc and hand wash basin, with further wood storage area to side.

Outside

To the front, the property is set back behind a mature hedge providing excellent privacy from the road, with a large gravel driveway offering ample parking and side access to the double garage and rear garden, along with a further lawned area with attractive shrubbery. The beautifully presented rear garden is far larger than it first appears, thoughtfully landscaped to provide a variety of spaces to enjoy. A generous patio area adjoins the property, with flowers and planting, leading onto a lawn divided into sections. At the centre, a charming pergola with table and chairs creates a perfect spot for outdoor dining with flowers and shrubbery behind, while to the right the lawn continues with further shrubbery and access to a wood store and outdoor toilet positioned off the garage. To the left, the garden opens to additional lawn with a second seating area, a large timber shed and a substantial concrete base suitable for a further shed if desired.



Agents Note

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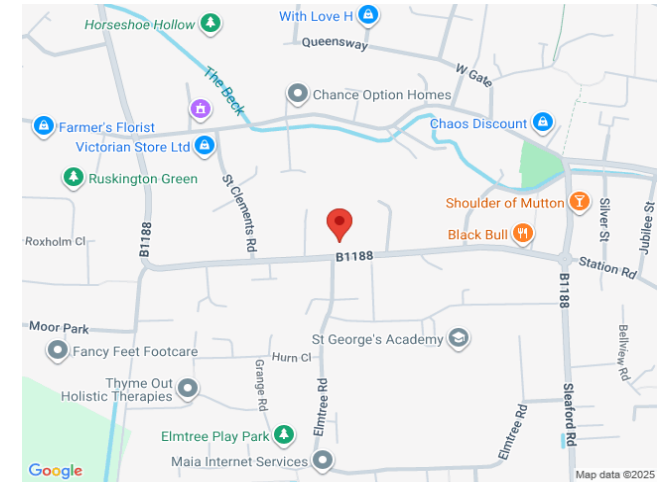
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Floorplan



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