



Parkfield Road, Ruskington
£220,000



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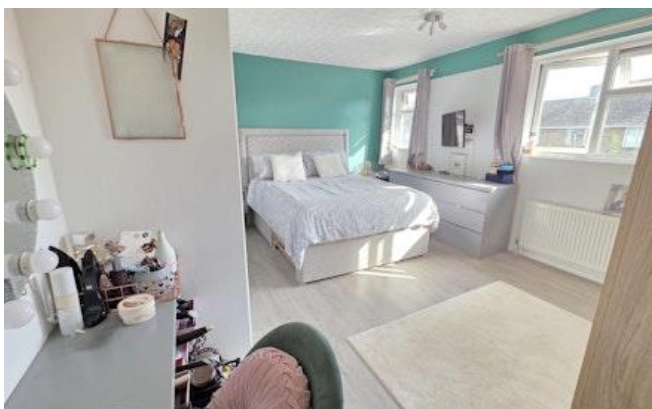
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Freehold

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Key Features

- Extended Terraced House
- Four Bedrooms
- Deceptively Spacious
- Well Presented Throughout
- Solar Panels
- NO ONWARD CHAIN
- EPC rating B
- Current Council Tax Band A





Situated in the highly sought-after village of Ruskington and offered for sale with no onward chain, this extended and well-presented four-bedroom terraced home occupies a generous plot with off-road parking to the front and a large, enclosed garden to the rear. Representing excellent value for the size of accommodation on offer, the property features an entrance hall, comfortable lounge, modern breakfast kitchen, separate dining room, utility room and a ground floor shower room, while upstairs boasts three double bedrooms, a further single bedroom and a family bathroom. A superb opportunity to secure a spacious family home in a popular village location with excellent amenities and transport links close by.

Entrance Hall

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

Lounge

3.45m x 4.19m (11'4" x 13'8")

With TV and BT point, window to front aspect and radiator.

Breakfast Kitchen

2.57m x 6.07m (8'5" x 19'11")

Having a range of base and eye level units with work surface over, integrated oven with four ring electric hob and extractor hood over, space for freestanding fridge freezer, integrated dishwasher, sink with mixer tap and drainer, double doors to Dining Room, opening to utility room and radiator.

Dining Room

3.97m x 3.21m (13'0" x 10'6")

With French doors to rear aspect and radiator.

Utility Room

With space and plumbing for washing machine and tumble dryer, combi boiler newly fitted 2024, part glazed door to side.

Downstairs Shower Room

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

Landing

With stairs taken from Entrance Hall, airing cupboard and radiator.

Bedroom One

3.47m x 5.43m (11'5" x 17'10")

With built in storage, TV point, two windows to front aspect and radiator.

Bedroom Two

2.61m x 4.25m (8'7" x 13'11")

With window to rear aspect and radiator.

Bedroom Three

3.48m x 3.21m (11'5" x 10'6")

With window to rear aspect and radiator.

Bedroom Four

2.38m x 2.69m (7'10" x 8'10")

With storage over stairs, window to front aspect and radiator.

Bathroom

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

Outside

With ample parking to front with block paved driveway and side access to rear garden.

The large rear garden is a particular feature of the property, with a generous sized patio area leading from the Dining Room, further area laid to lawn with pathway to rear, area laid to gravel and storage area.

Solar Panels

Please note that the solar panels are owned.

Agents Note

These are draft particulars awaiting vendor approval.

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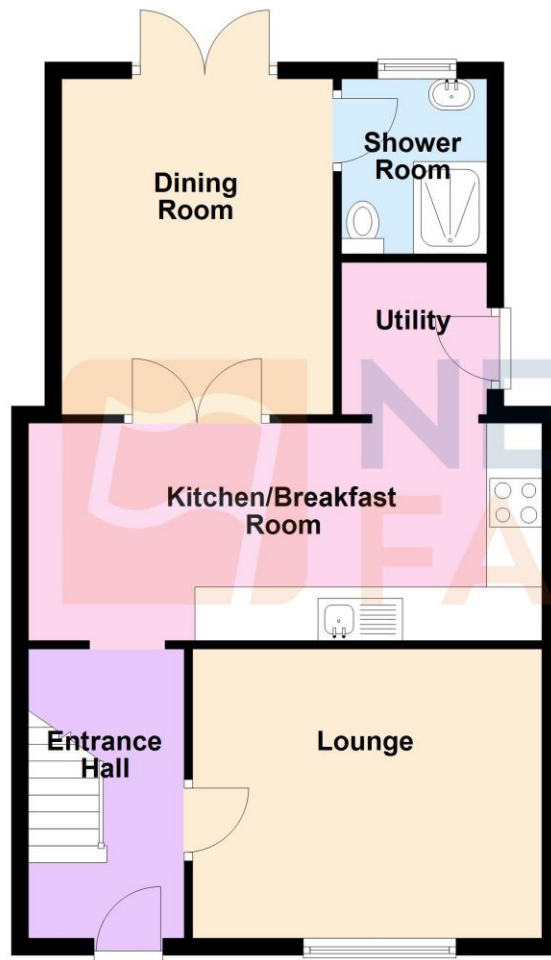




Floorplan

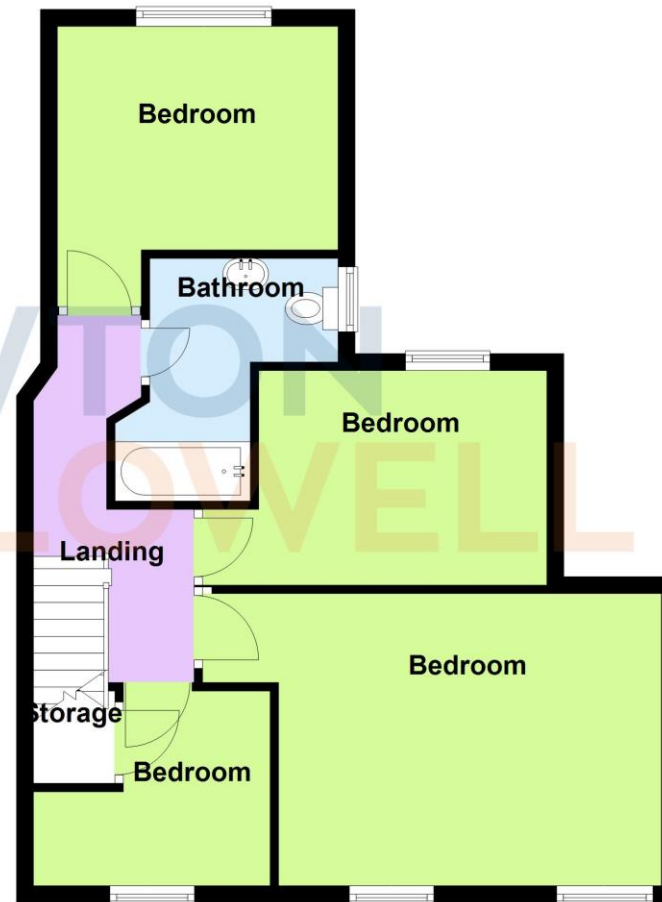
Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 112.6 sq. metres (1212.5 sq. feet)

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