



Dorrington Close, Ruskington
£195,000



- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Sought After Village Location
- Corner Plot on a Quiet Cul-De-Sac
- Current Council Tax Band: B
- Well Presented Throughout
- Ample Parking, Single Garge and Large Rear Garden
- Freehold
- EPC rating C



This well-presented three-bedroom semi-detached home, offered for sale with no onward chain, is ideally situated on a quiet cul-de-sac in the sought-after village of Ruskington and enjoys a generous corner plot. The accommodation comprises an entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. Outside, the property benefits from ample parking to the front, a single garage, and a large rear garden—providing superb outdoor space rarely found with similar homes. Viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hall

With composite Entrance door, stairs leading to 1st floor and radiator.

Lounge

3.86m x 3.94m (12'8" x 12'11")

With bay window to front aspect, TV point and BT point, radiator and opening to;

Dining Room

2.41m x 2.39m (7'11" x 7'10")

With storage cupboard under stairs, glazed door to rear garden and radiator.



Kitchen

2.41m x 2.78m (7'11" x 9'1")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, part glazed door to side and window to rear garden.

Landing

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

Bedroom One

3.25m x 2.7m (10'8" x 8'11")

With window to rear aspect and radiator.

Bedroom Two

2.75m x 2.98m (9'0" x 9'10")

With window to front aspect and radiator.

Bedroom Three

2.34m x 2.09m (7'8" x 6'11")

With window to front aspect and radiator.

Family Bathroom

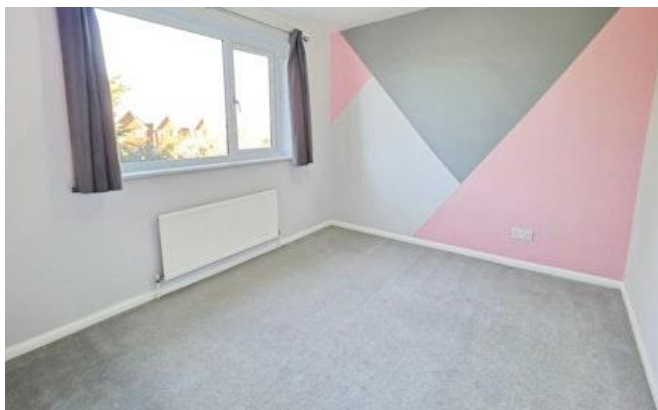
Modern fully tiled three piece suite comprising paneled bath with mains fed shower and rain effect head over. hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and extractor.

Garage

With up and over garage door, electric and lighting.

Outside

On a corner plot in a quiet cul-de-sac, ample parking to front with a gravel driveway leading to single garage and access to rear garden. The large rear garden is mainly laid to lawn, patio area, shrubbery, timber fence surround.



Agents Note

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Financial Services

These are draft particulars awaiting vendor approval.

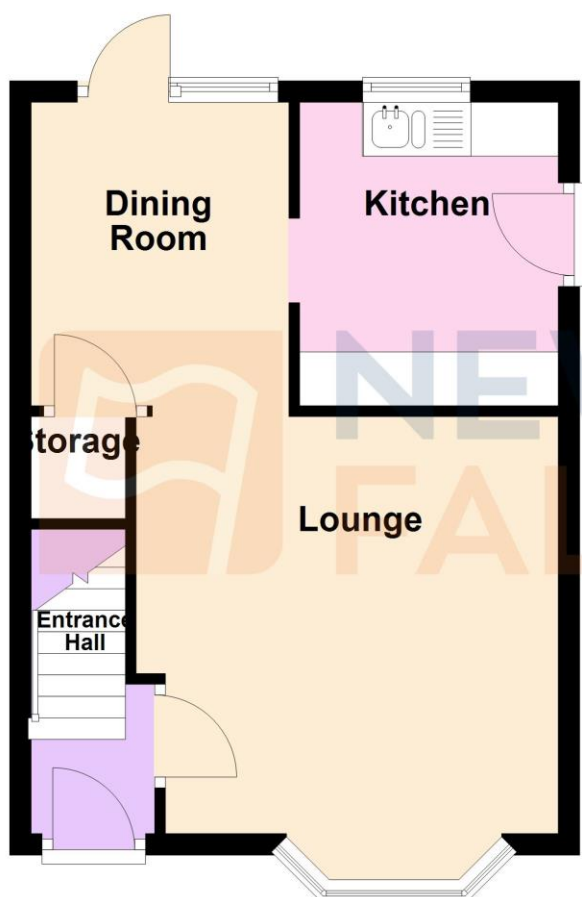
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Floorplan

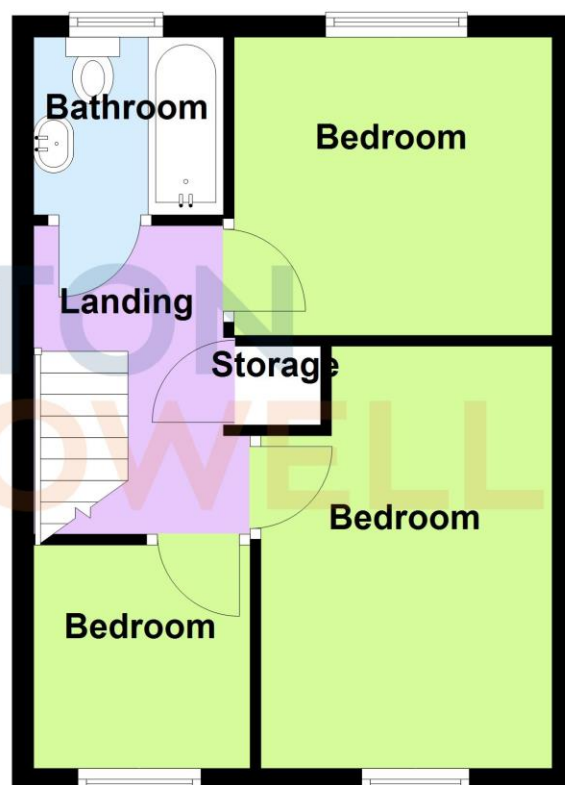
Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)
17 Dorrington Close, Ruskington



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