



Elmtree Road, Ruskington
£225,000



- Detached Bungalow
- Two Double Bedrooms
- NO ONWARD CHAIN
- Larger than Average Corner Plot
- Current Council Tax Band: B
- Close Walking Distance to Ruskington Village Centre
- Well Presented Throughout
- Freehold
- EPC rating TBC



Offered with no onward chain and located within close walking distance of the village centre in the highly sought-after village of Ruskington, this well-presented two-bedroom detached bungalow occupies a larger-than-average corner plot. The accommodation comprises an entrance hall, lounge, breakfast kitchen, conservatory with adjoining wet room, two double bedrooms and a bathroom. Externally, the property benefits from ample off-road parking to the front, a single garage, and a well-maintained rear garden featuring a timber shed and a garden room with electricity—ideal for hobbies or home working. An excellent opportunity in a desirable location; viewing is highly recommended.

Entrance Hall

With Entrance Porch to front.

Lounge

3.64m x 3.64m (11'11" x 11'11")

With large window to front aspect, electric fire place in decorative surround, TV and BT points, radiator.

Breakfast Kitchen

3.51m x 3.72m (11'6" x 12'2")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space for fridge freezer, space and plumbing for freestanding dishwasher, patio doors to conservatory, glazed door to side and window to side and radiator.



Conservatory

Being part brick and uPVC build with solid roof, tiled flooring, plumbing and space for washing machine, glazed door to rear garden.

Wet Room

With electric shower, low level wc, hand wash basin, window to side aspect and extractor fan.

Bedroom One

3.51m x 3.62m (11'6" x 11'11")

With window to rear aspect and radiator.

Bedroom Two

3.75m x 2.66m (12'4" x 8'8")

With window to front aspect and radiator.

Bathroom

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

Garage

5.25m x 3m (17'2" x 9'10")

With up and over garage door to front, door to rear garden, electric and lighting.

Outside

Enjoying a corner plot, to front with a picket fence, driveway leading to single garage, further laid to lawn with decorative flowers and shrubbery, double timber gates offers vehicular access to the rear garden.

To rear being of low maintenance with a patio area from conservatory, timber shed and garden room with electric, further patio from the double gates to front which could offer motorhome/caravan parking, timber fence surround with dual access to front.



Agents Note

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Floorplan

Ground Floor

Approx. 89.3 sq. metres (961.5 sq. feet)



Total area: approx. 89.3 sq. metres (961.5 sq. feet)

5 Elmtree Road, Ruskington



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk