



Tomlinson Way, Ruskington  
£425,000



Freehold



- Executive Detached Four Bedrooms Family Home
- NO ONWARD CHAIN
- Immaculately Presented Throughout
- Superb Games/Garden Room
- Low Maintenance Landscaped Rear Garden
- Open Plan Kitchen/Diner, Separate Lounge and Family Room
- EPC rating TBC
- Current Council Tax Band: D





An executive detached four bedroom family home, beautifully presented throughout and offered for sale with no onward chain, featuring a superb games/garden room overlooking the beautifully landscaped rear garden. In the sought after village of Ruskington, the property offers spacious and versatile accommodation, including an open-plan kitchen diner, separate lounge, separate family room, and a downstairs cloakroom, with the added benefit of a utility room accessed off the garden/games room. Upstairs comprises four excellent bedrooms, an en suite to the master, a fully tiled shower room, and a landing with space for a desk, ideal for home working. With ample parking to front, making this a ready-to-move-into home that must be viewed to be fully appreciated.

### Entrance Hall

With part glazed composite Entrance door, stairs leading to 1st floor with storage space under, radiator, lvt flooring.

### Open Plan Kitchen Diner

7.96m x 6.04m (26'1" x 19'10")

The kitchen area comprises a range of base and eye-level units with work surfaces over, a ceramic sink and drainer with mixer tap and separate fresh water tap, Rangemaster double oven with six-ring gas hob and extractor hood over, integrated dishwasher, wine cooler, space for a fridge freezer, and a breakfast bar leading through to the dining/family area. The dining/family area features continued LVT flooring, French doors and a window opening onto the rear garden, a full-height glazed window to the side aspect, and a radiator.



### Lounge

5.68m x 3.18m (18'7" x 10'5")

With a feature brick-built fireplace offering the option for a log burner (currently housing an electric fire), bay window to the front aspect, TV and BT points, radiators, and an opening leading through to the family room.

### Family Room

4.65m x 3.55m (15'4" x 11'7")

With bi fold doors to rear garden, window to rear garden, vertical radiator, lvt flooring.

### Cloakroom

With WC, hand wash basin, Glow-worm boiler and window to side aspect.

### Landing

With stairs taken from Entrance all, cove area used as an office space with window to front aspect, airing cupboard, access to loft space and radiator.

### Bedroom One

3.24m x 3.44m (10'7" x 11'4")

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

### En Suite

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

### Bedroom Two

2.85m x 3.22m (9'5" x 10'7")

With window to rear aspect and radiator.

### Bedroom Three

2.52m x 3.17m (8'4" x 10'5")

With window to front aspect and radiator.





#### Bedroom Four

2.78m x 2.38m (9'1" x 7'10")

With window to front aspect and radiator.

#### Family Bathroom

Fully tiled shower room with double walk in mains fed shower with rain effect head over, hand wash basin with storage, low level wc, electric mirror, heated towel rail, window to side aspect and extractor fan.

#### Utility Room

1.34m x 4.03m (4'5" x 13'2")

With stable door from the rear garden, a range of base level and eye level units with work surface over, belfast sink with mixer tap, space and plumbing for fridge freezer and tumble dryer, door through to games/garden room.

#### Games Room

5.49m x 4.03m (18'0" x 13'2")

With patio doors opening onto the garden, LVT flooring, an air conditioning unit, and access to loft space. This is a fantastic, versatile room offering potential for a variety of uses.

#### Outside

To the front, the property offers parking for at least six vehicles via a block-paved driveway, with side gated access to the rear and an extended block-paved area currently used for storage. The rear garden is beautifully landscaped and low maintenance, featuring a generous patio area, a further area laid to artificial turf, a decked seating area with pergola over, a large timber shed to the side, timber fencing to the boundaries, and external power sockets.



## Agents Note

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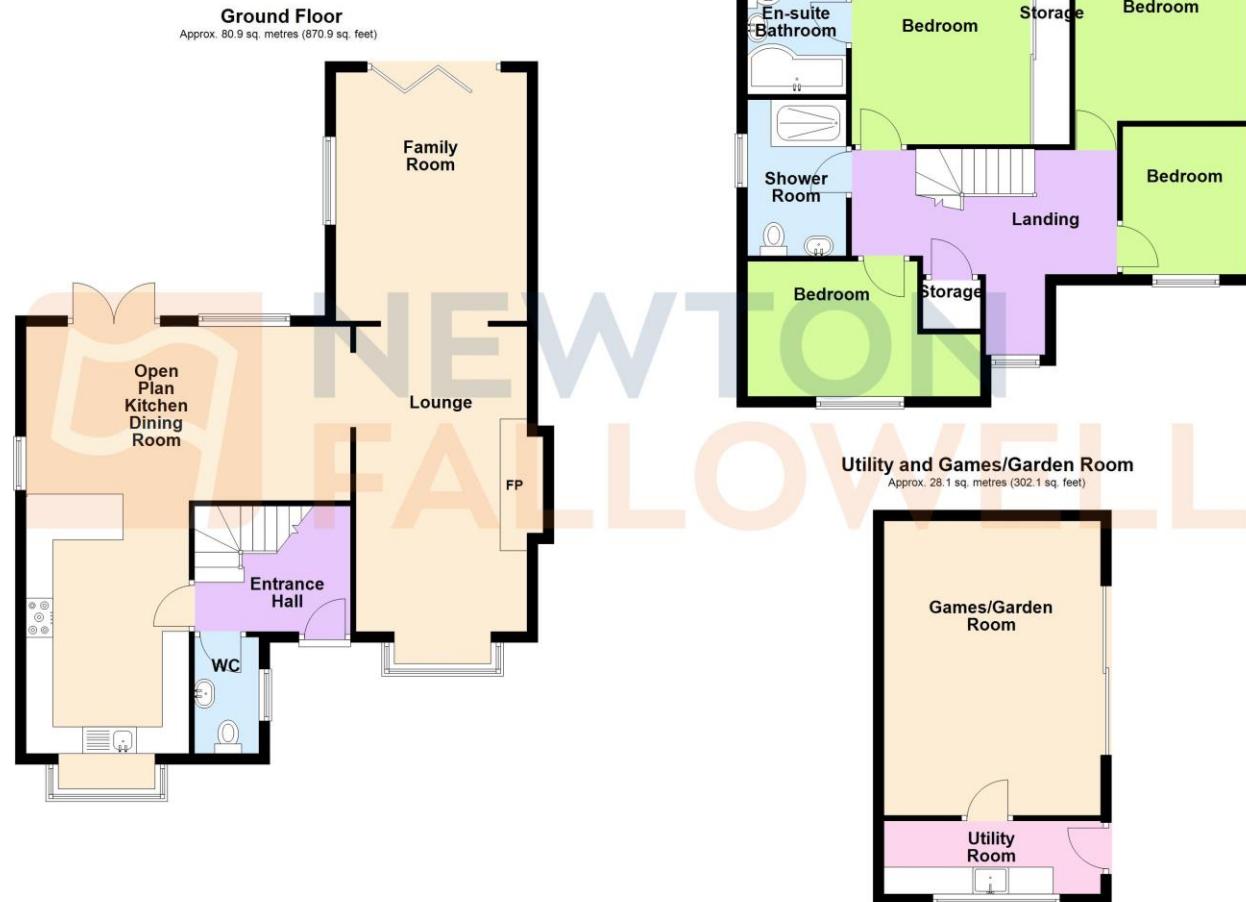
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## Floorplan



Total area: approx. 173.7 sq. metres (1869.5 sq. feet)  
35 Tomlinson Way, Ruskington

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