



Haverholme Close,
Ruskington
£310,000



- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Detached Double Garage
- Corner Plot
- Popular Village Location
- Freehold
- EPC rating D



Newton Fallowell are delighted to present to market with NO ONWARD CHAIN this THREE BEDROOM DETACHED BUNGALOW in the popular village of Ruskington. Sat in the corner of a cul-de-sac, the property benefits from a generous size plot with detached double garage, further comprising; Entrance Hall, Lounge, Kitchen, Conservatory, Utility Room, Three Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended to fully appreciate the size and location of property on offer.

Entrance Hall

With part glazed uPVC door to front aspect, airing cupboard, access to loft space, laminate flooring and radiator.

Lounge

5.48m x 3.82m (18'0" x 12'6")

Having electric fire Place, bay window to front aspect, TV point, BT point, window to side aspect and two radiators.

Kitchen

2.85m x 3.21m (9'5" x 10'6")

Having a range of base and eye level units with work surface over, integrated eye level double oven, 4 ring gas burner with extractor hood over, space and plumbing for dishwasher, composite large sink with mixer tap, fresh water tap and drainer, space for under counter fridge freezer, window to side aspect and radiator.

Utility Room

Having base and eye level units with work surface, space and plumbing for washing machine and tumble dryer, boiler, consumer unit, extractor fan, window to rear aspect and part glazed uPVC door to conservatory.



Conservatory

4.30m x 3.87m (14'1" x 12'8")

Being part brick and uPVC build, French doors to garden and radiator.

Bedroom One

4.57m x 2.94m (15'0" x 9'7")

With fitted wardrobes, window to rear aspect and radiator.

En Suite

Three piece suite comprising electric shower cubicle, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

Bedroom Two

2.55m x 3.96m (8'5" x 13'0")

With window to front aspect and radiator.

Bedroom Three

2.71m x 3.31m (8'11" x 10'11")

Previously used as a dining room, with window to conservatory and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower attachment over, pedestal hand wash basin, low level wc, window to side aspect and radiator.

Detached Double Garage

5.79m x 5.54m (19'0" x 18'2")

Large double garage with electric and lifting, 1 electric single up and over garage door, 1 manual single up and over garage door, personnel door to side and window to side.



Outside

The front of the property is approached by a tarmac driveway providing ample parking and leading to the detached double garage, further area laid to lawn with side access to rear.

The South facing rear garden is mainly laid to lawn with large patio area leading from the conservatory, area laid to lawn and gravel to side with timber shed, outside tap and lighting with timber fence surround.

Agents Notes

These are draft particulars awaiting vendor approval.

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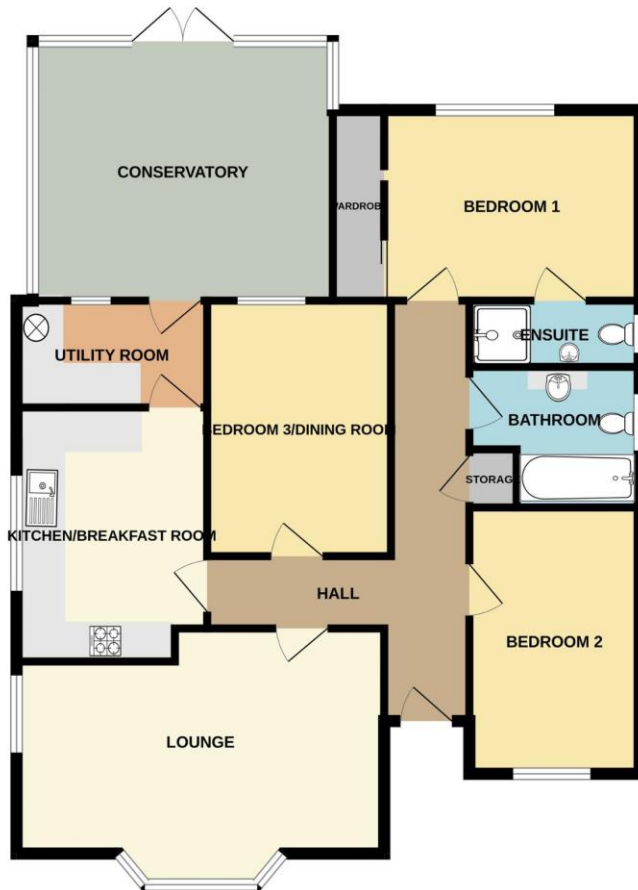
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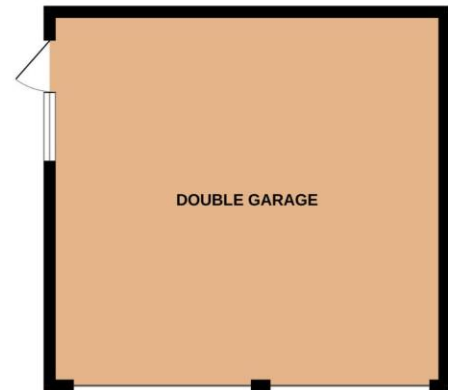


Floorplan

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



GARAGE
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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