



Elmtree Road, Ruskington
£210,000



- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Village Location

- Close Walking Distance to Village Center
- Off Road Parking and Single Garage
- Current Council Tax Band: C
- EPC rating D



Offered with no onward chain and situated in the highly sought-after village of Ruskington, this three-bedroom detached bungalow is ideally located within walking distance of the village centre and its excellent range of amenities. The property benefits from ample off-road parking to the front and a single garage, along with a well-presented rear garden. Internally, the accommodation comprises an entrance porch, spacious lounge/diner, kitchen, three bedrooms and a family bathroom. A superb opportunity to acquire a well-positioned bungalow in a popular village setting—early viewing is strongly advised.

Entrance Hall

With part glazed Entrance door and Electric heater.

Lounge Diner

5.82m x 4.87m (19'1" x 16'0")

With bay window to front aspect, electric fire place set in decorative surround, TV and BT point, radiator.

Kitchen

2.91m x 2.25m (9'6" x 7'5")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, space for freestanding oven, extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, window to side aspect and radiator.



Conservatory

2.88m x 2.37m (9'5" x 7'10")

With access taken from Bedroom Three, being part brick and uPVC build with door to rear garden.

Hallway

With glazed door to side access, airing cupboard and access to loft space.

Bedroom One

3.26m x 2.96m (10'8" x 9'8")

With window to rear aspect and radiator.

Bedroom Two

3.26m x 2.37m (10'8" x 7'10")

With window to rear aspect and radiator.

Bedroom Three

3.26m x 1.88m (10'8" x 6'2")

With french doors to conservatory 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.

Garage

5.31m x 2.47m (17'5" x 8'1")

With up and over garage door, housing the boiler and fuse box.

Outside

With a low maintenance front garden, offering off road parking on the block paved driveway leading to single garage. Further area laid to gravel with shrubbery, side access to rear.

The rear garden offers a generous sized patio area, further laid to lawn with decorative borders, outside tap and timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

Ground Floor

Approx. 90.4 sq. metres (972.6 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 sq. feet)
120 Elmtree Road, Ruskington



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk