

Pinfold Lane, Ruskington, NG34 9EU



Asking Price £220,000 Freehold



Viewing is a must on this Grade II listed building that comes to market with NO CHAIN. It offers versatile living accommodation with some original features. The accommodation comprises of entrance hallway, lounge, dining room, kitchen, rear entrance hall, study area, downstairs bathroom, two double bedrooms one with ensuite bathroom, garage and a good sized garden with different areas.

Location Location Location



In a popular village location with all Beckside shops on your door step offering many great shops takeaways and hairdressers/barbers. There is even a Euronics centre and a carpet shop. The village of Ruskington is within easy reach of Sleaford, Lincoln and Boston.

Entrance Hallway

Entered through a traditional wooden front door accessed from the main street, stairs to the first floor landing, laminate flooring, dining room to the right and lounge to the left.

Living Room 12'3" x 12'0"



Having a sash window to the front elevation, Venetian blinds, beamed ceilings, wall lighting, fireplace opening, wooden mantle, tiled hearth, Victorian single radiator,

Dining Room 13'9" x 11'10"



Sash window to the front elevation with Venetian blinds, fireplace opening with inset log burner, a wooden mantle with marble hearth, beamed ceiling, wall lighting and a Victorian radiator.

Kitchen/Breakfast Room 13'1" x 10'6"



Sash window to the front elevation, blue tiled floor, double radiator, consumer unit, large range master cooker, extractor fan, low ceiling, country cottage wall and base units with wood effect worktop over, plumbing for washing machine, dish washer space, ceramic one and a half bowl sink and a chrome swan neck mixer tap.

Rear Hall / Study 8'2" x 9'7"



Fully glazed UPVC door to the back patio, laminate flooring, original door to understairs walk in cupboard and another cupboard housing the boiler.

Rear Entrance Hall 4'11" x 12'9"



Window to the rear elevation, single radiator, upper glazed wooden door with stained glass panels, and beamed ceiling.

Bathroom 6'10" x 6'7"



Having a window to the rear elevation with frosted glass, Victorian styled tiled flooring, close coupled W.C., a modern round sink with 2 draw vanity unit underneath and chrome mixer tap, extractor, a roll top bath with chrome mixer tap, disabled relaxer electric unit for ease of entry and exit, a chrome heated towel rail, a shower mixer valve on the wall, mermaid boarding to two of the elevations and a circular shower rail.

Landing

Stairs and hand rail to first floor.

Bedroom One 11'11" x 11'5"



Window to front elevation, single radiator, carpeted flooring, spotlights in the ceiling, two fitted wardrobes and a draw unit.

Bedroom Two 11'11" x 11'6"



Window to the front elevation, exposed brick pillar, double radiator and wooden flooring.

En-Suite Bathroom 11'11" x 10'10"



Having a window to the side elevation, sloping ceiling, panelled bath with disabled electric lifter, pedestal wash hand basin with mixer tap, close coupled W.C., low level wood panelling to one elevation, ceiling spot light and a double radiator.

Garage and Driveway



There are two low level wooden gates opening onto a gravel driveway, detached garage with up and over door to the front, window to the side elevation and a personnel door to the side.

Rear Garden



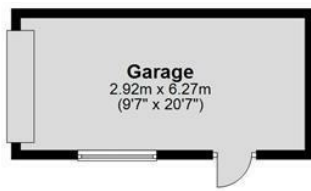
Having a large patio area leading round to the rear of the property, with a raised bed, shrubs and blue slate, steps up to a lawned area with shrubs and trees and an outdoor flood light with sensor.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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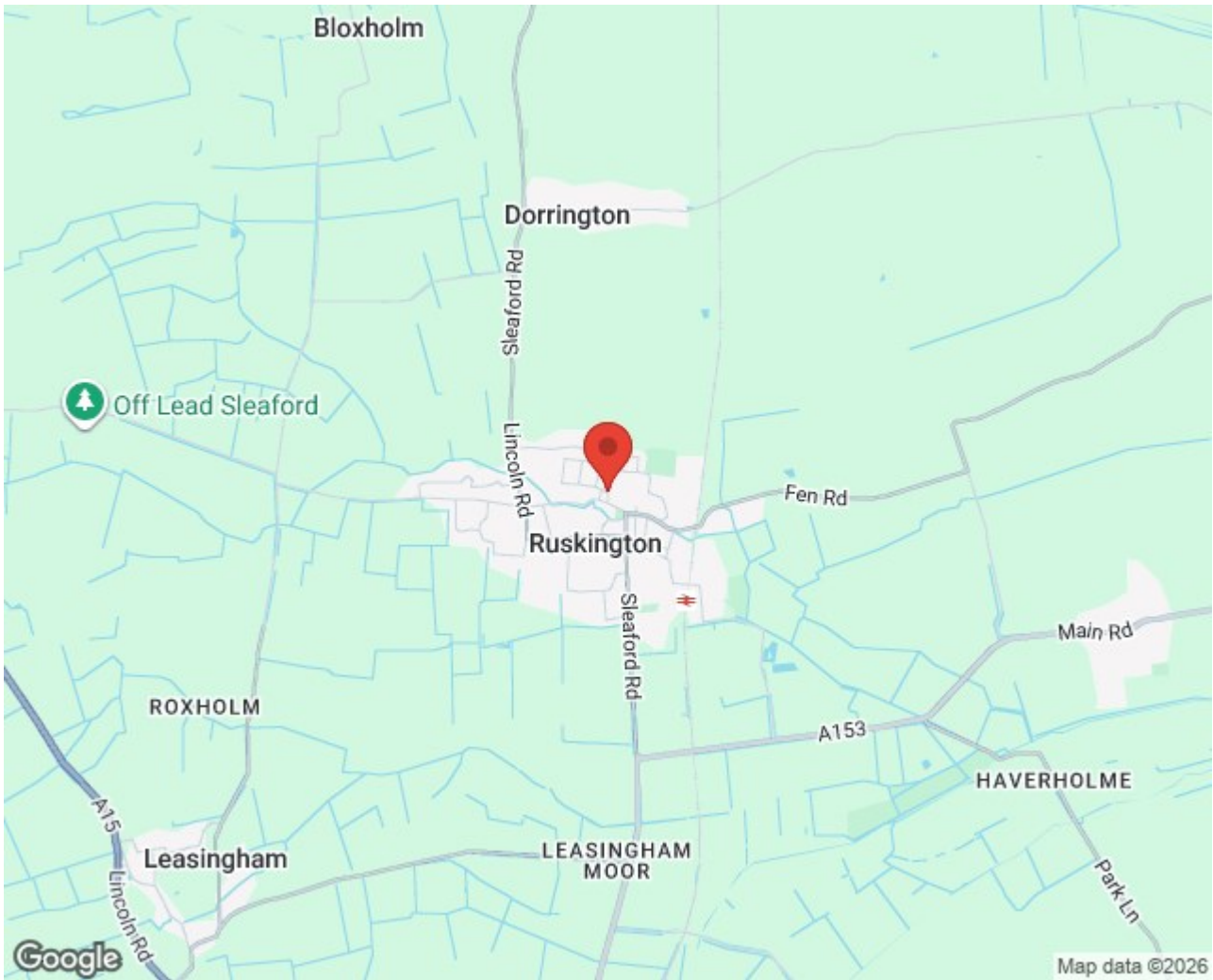


Ground Floor

Approx. 130.8 sq. metres (1408.3 sq. feet)



Total area: approx. 130.8 sq. metres (1408.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales	EU Directive 2002/91/EC	