

***PRIORY CLOSE,
RUSKINGTON, NG34 9ED***



£300,000

Located within this small cul-de-sac setting to the South of the village, yet convenient for amenities, a well presented Three Bedroom Detached Bungalow offered to the market with No Forward Chain. The bungalow is located within good sized gardens and has Floor Vented Gas Central Heating and Double Glazing to the full accommodation comprising Lounge, Dining Kitchen, Three Bedrooms and Shower room. There is Ample Parking to the front and an Attached Garage with electric door. Early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout continue towards the village of Ruskington. At the next mini roundabout, turn right into Station Road and continue over the railway bridge taking the last turning on the right into Priory Close. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Entrance Hall having store cupboard.

Lounge: 5.51m (18'1") x 4.29m (14'1")

Having bow window and living flame effect gas fire.

Inner Hall:

Having cupboard housing the boiler, further store cupboard and loft access.

Dining Kitchen: 3.78m (12'5") x 3.12m (10'3")

Having wall and base units with worktop over, inset single drainer sink with monobloc tap, integral fridge freezer, gas hob, cooker hood and double oven.

Bedroom 1: 3.76m (12'4") x 3.15m (10'4")

Having built-in wardrobe cupboard.

Bedroom 2: 3.76m (12'4") x 3.17m (10'5")

Having display alcove and French doors to rear garden.

Bedroom 3: 3.12m (10'3") x 2.62m (8'7")

Having store cupboard.

Shower Room:

Having low level w.c, vanity hand washbasin with mixer tap and shower attachment, electric towel radiator and tiled splashbacks.

Outside:

The property has borders to the front garden and a drive provides **Parking** and approaches the **Attached Garage 4.88m (16'0") x 3.48m (11'5")** having electric up and over door and door to garden. The **Rear Garden** is laid mostly to lawn with a large patio and well stocked borders.

Council Tax Band C.



Lounge



Dining Kitchen



Bedroom 1

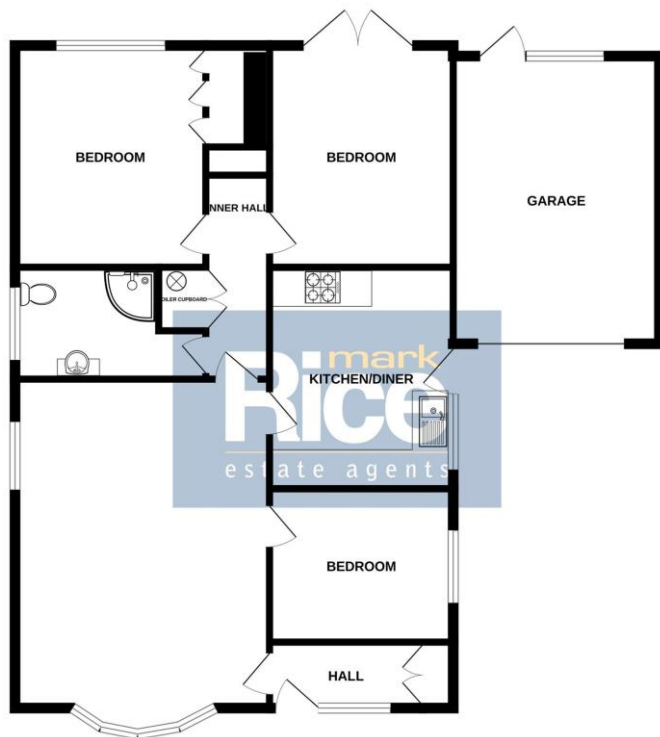


Bedroom 2



Bedroom 3

GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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 errors, omissions or mis-statements. 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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Shower Room



Rear Garden



Further Aspect

Agent's Note: *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

Fixtures & Fittings: *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

Money Laundering Regulations 2003: *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 07/10/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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