



Lindum Park, Ruskington
£159,950



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- 42 x 20 Homeseeker Langdale Plus
- NO ONWARD CHAIN
- Immaculately Presented Throughout
- Parking With Garage
- Popular Lindum Park Site
- Close Walking Distance to Ruskington Village Centre
- Leashold
- EPC rating Exempt



Situated on a popular over-50s residential park in the sought-after village of Ruskington, this immaculately presented 42' x 20' Homeseeker Langdale Plus offers spacious and well-maintained accommodation throughout. This property is ready to move straight in to!

The accommodation is centred around a bright and spacious dual-aspect lounge/diner, creating an excellent space for both relaxing and entertaining. The generous fitted kitchen offers a comprehensive range of units, integrated appliances and a useful utility area with external access.

There are two double bedrooms, both benefiting from fitted furniture, with the principal bedroom enjoying the added benefit of an en-suite shower room. A further shower room serves the remainder of the accommodation.

Outside, the property enjoys a particularly private south-facing rear garden, ideal for enjoying the sunshine throughout the day. A block-paved driveway provides off-road parking and leads to a detached single garage. Ruskington offers an excellent range of local amenities together with convenient road and rail links to Sleaford, Lincoln and Grantham.

Entrance Hall



Lounge Diner
5.35m x 5.91m (17'7" x 19'5")

Kitchen
3.55m x 2.91m (11'7" x 9'6")

Utility Room
1.57m x 2.1m (5'2" x 6'11")

Bedroom One
3m x 2.92m (9'10" x 9'7")

En Suite
1.22m x 2.9m (4'0" x 9'6")

Bedroom Two
3.3m x 2.91m (10'10" x 9'6")

Shower Room
2.1m x 2.34m (6'11" x 7'8")

Garage
5.72m x 2.51m (18'10" x 8'2")

Park Home Information



Ground rent: may rise in April when it is reviewed by the park owner in line with the rate of CPI
Pets: No more than 2 Dogs and 2 Domestic Cats

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

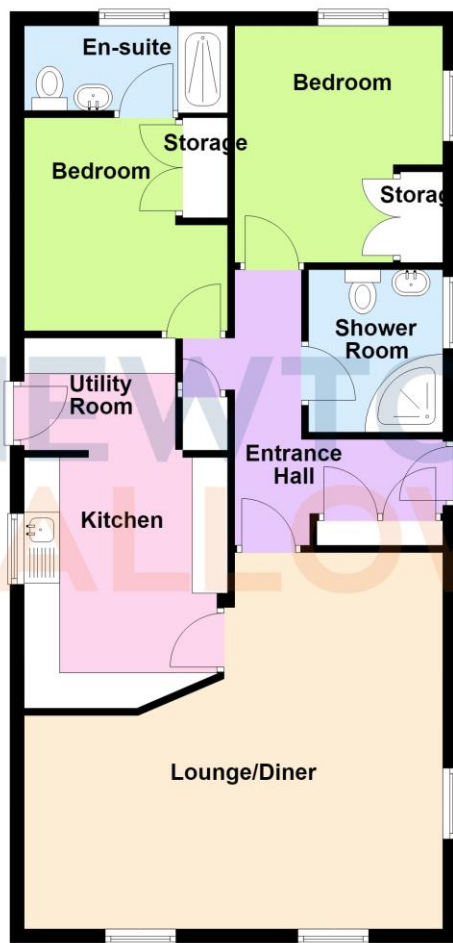
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Floorplan

Ground Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)

34 Lindum Park, Ruskington

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