



Hurn Close, Ruskington
£230,000



3



2



2

£230,000

- Semi-Detached House
- Three Double Bedrooms
- Immaculately Presented Throughout
- Popular Village Location
- Kitchen Diner
- Large Conservatory
- Freehold
- EPC rating TBC
- Current Council Tax Band B



Tucked away in a peaceful corner at the end of the highly sought-after Hurn Close, this immaculately presented three double bedroom semi-detached home offers spacious, versatile accommodation, ideal for modern family living. Built by the well-regarded local developers, Chanceoption Homes, the property enjoys a generous plot, ample parking and a larger-than-average single garage.

The accommodation begins with a welcoming entrance hall, providing access to a spacious lounge, perfect for relaxing with the family. To the rear of the property is a stylish kitchen diner, offering an excellent range of units, generous dining space and direct access to the conservatory. Flooded with natural light, the conservatory creates a fantastic additional reception room and enjoys French doors opening onto the private, enclosed rear garden, making it an ideal space for entertaining or simply enjoying the outdoors. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with three genuine double bedrooms, a rarity in many modern homes. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a private enclosed rear garden, ample off-road parking and a larger-than-average single garage, providing excellent storage or workshop potential.



Ruskington is one of Lincolnshire's most desirable villages, offering an excellent range of everyday amenities including supermarkets, independent shops, cafes, public houses, doctors' surgery, pharmacy and a library. The village is particularly popular with families thanks to its well-regarded primary schools and the highly respected St George's Academy, which has a campus within the village. For commuters, Ruskington benefits from its own railway station with services to Sleaford and Lincoln, while the nearby A15 and A17 provide convenient road links to Lincoln, Sleaford, Boston, Newark and Grantham, where high-speed rail services to London are available.

This superb home combines generous living space, an enviable location and immaculate presentation throughout, making it an opportunity not to be missed. Early viewing is highly recommended.

Entrance Hall

Lounge

4.77m x 4.14m (15'7" x 13'7")

Kitchen Diner

3.74m x 6.86m (12'4" x 22'6")

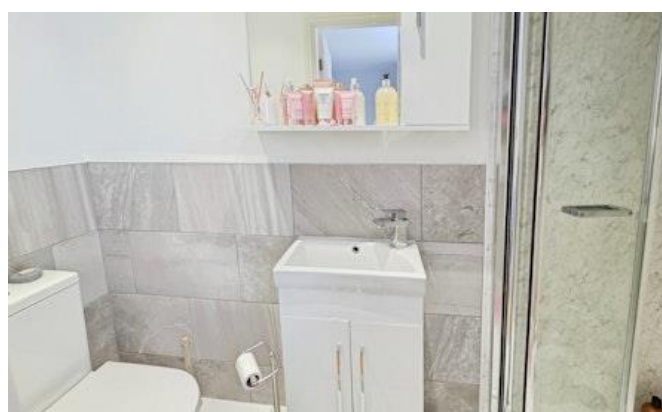
Conservatory

3.31m x 5.63m (10'11" x 18'6")

WC

Bedroom One

En Suite



Bedroom Two
2.76m x 3.6m (9'1" x 11'10")

Bedroom Three
0.2m x 3.17m (0'8" x 10'5")

Bathroom
2.26m x 2.52m (7'5" x 8'4")

Garage

Agents Note

These are draft particulars awaiting vendor approval

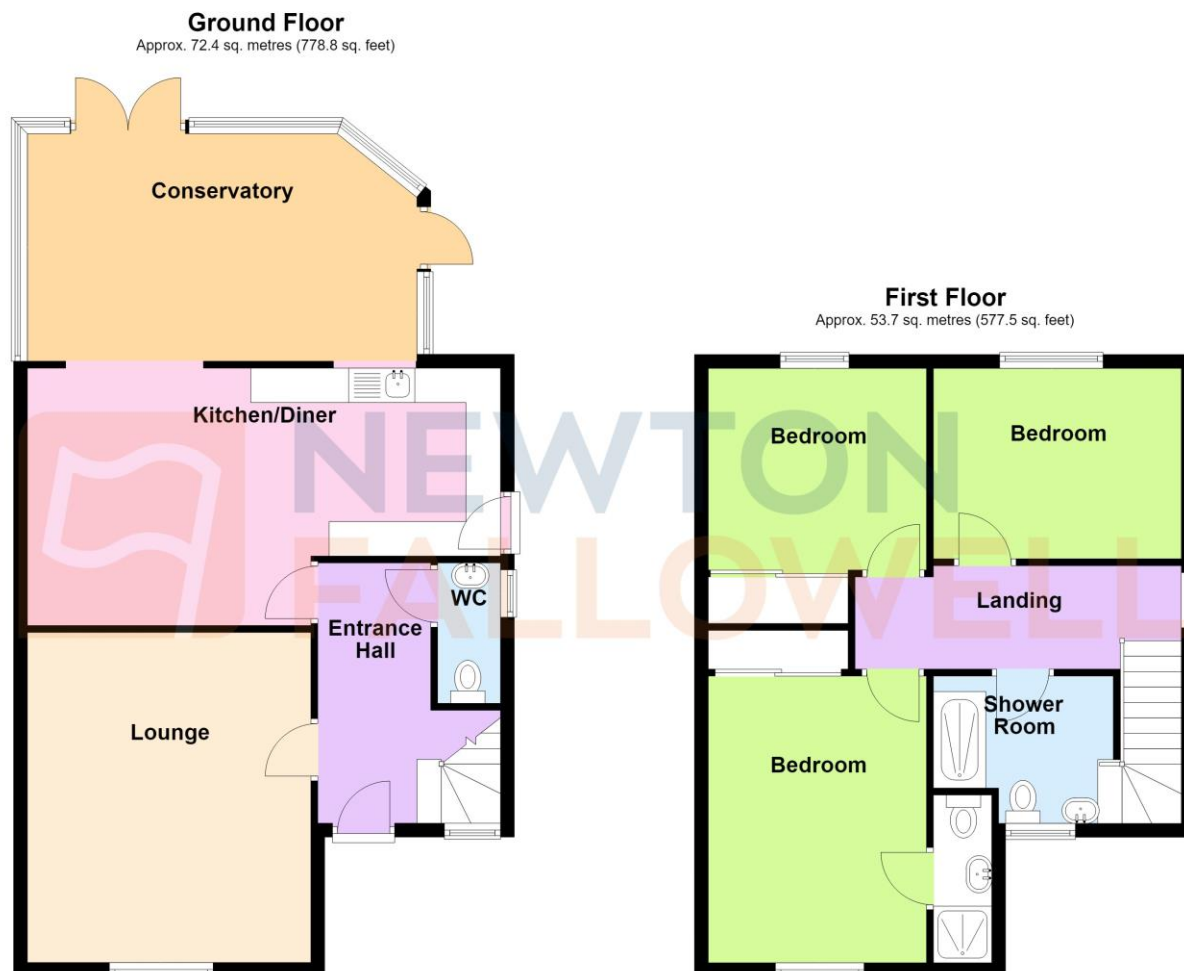
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Floorplan



Total area: approx. 126.0 sq. metres (1356.3 sq. feet)
46 Hurn Close, Ruskington



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