





Rectory Road,Ruskington Sleaford NG34 9AA

william h brown

welcome to

Rectory Road, Ruskington Sleaford

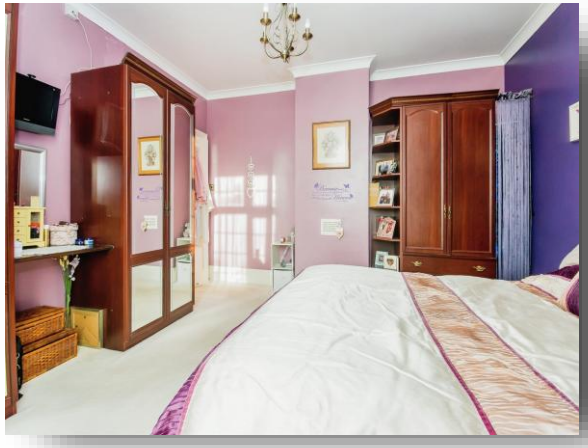
A beautiful bungalow on a corner plot in a popular village, which is within walking distance to amenities. The property has two double bedrooms and a double garage to the rear and viewing is highly recommended.













Entrance Hall
Having wood flooring, radiator and loft access.

Lounge
14' 10" max x 13' 10" max (4.52m max x 4.22m max)
Featuring a fireplace with gas fire and surround with back boiler, TV point, radiator, double glazed window to the side and double glazed bay window to the front.

Dining Room
10' 10" x 10' 9" (3.30m x 3.28m)
There is a fitted cupboard housing the boiler and arch leading to the:

Kitchen
13' 5" x 12' 3" (4.09m x 3.73m)
Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in oven, gas hob, extractor, built-in microwave, integrated dishwasher, integrated fridge freezer, central island, radiator, two double glazed windows and opening to a utility area with wall units and door back to the hall.

Conservatory
12' x 11' 2" (3.66m x 3.40m)
Having double glazed windows, tiled flooring, space for washing machine and double glazed double doors to the rear.

Bedroom One
13' 10" x 12' 6" max (4.22m x 3.81m max)
There is a radiator and double glazed bay window to the front.

Bedroom Two
11' 2" x 11' 1" (3.40m x 3.38m)
Having a radiator and double glazed window to the rear.

Shower Room
Fitted with a corner shower cubicle, wash hand basin, WC, heated towel rail, fully tiled walls and double glazed window.

Outside Front
To the front of the property there is a large lawned area, mature shrubs & plants, further area to one side which has a pond and gravelled area. There is a driveway leading to the double garage.

Garage
24' 6" x 12' 1" (7.47m x 3.68m)
Having up and over door.

Rear Garden
The enclosed rear garden is mainly laid to lawn with patio area, shed, greenhouse, outside tap and outside power.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Rectory Road, Ruskington Sleaford

- Corner plot with gardens to front and rear
- Large driveway and double garage
- Over 1000sqft of accommodation
- Walking distance to village centre and amenities
- Two double bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: C

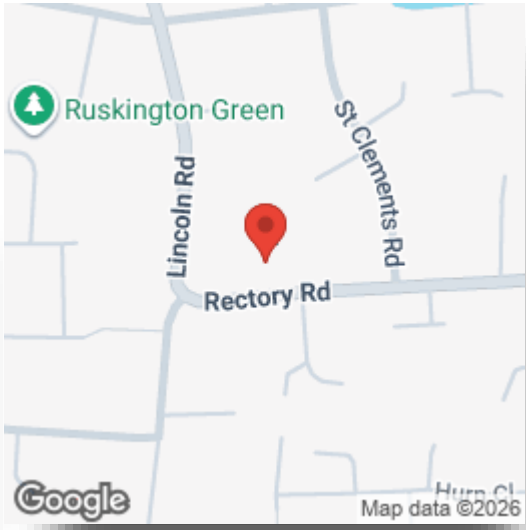
offers over

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112225

The Property Ombudsman

Property Ref:
SNH112225 - 0015

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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