

***STRAY GREEN,
RUSKINGTON, NG34 9HY***



£179,950

Tucked away in a quiet Cul-De-Sac whilst conveniently located within walking distance of the village amenities, a Two Bedroom Semi-Detached Bungalow offering Fully Enclosed Rear Gardens with Summer House, Ample Off Road Parking, and offered to the market with No Onward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Conservatory, Hall, Kitchen, Lounge Diner, Two Bedrooms, and Shower Room. Outside a rubberised drive provides Off Road Parking with a Detached Single Garage with low maintenance gardens to the front and rear, with the rear gardens also including a potting shed and Summer House.

Double glazed entrance door provides access to the:

Conservatory: 1.57m (5'2") x 2.74m (9'0")

Having further double glazed door providing access to the Entrance Hall.

Entrance Hall:

Having store cupboard, smoke alarm, and radiator.

Kitchen: 2.84m (9'4") x 2.92m (9'7")

Having a range of matching wall and base units with worktop over, single inset stainless-steel drainer sink with mixer tap, space for electric cooker, integrated fridge freezer, space and plumbing for washing machine, tiled splashbacks, airing cupboard, and coved ceiling.

Lounge: 3.15m (10'4") x 5.23m (17'2")

Having living flame effect gas fire with back boiler, coved ceiling, and radiator.

Bedroom 1: 2.54m (8'4") x 4.17m (13'8")

Having built-in full height wardrobes with sliding mirror doors and radiator.

Bedroom 2: 2.84m (9'4") x 2.59m (8'6")

Having coved ceiling, loft access, radiator, and sliding patio doors to the rear garden.

Shower Room: 1.93m (6'4") x 1.85m (6'1")

Having close coupled w.c., pedestal hand washbasin with pillar taps, separate shower cubicle with mains fed shower and mermaid board splashbacks, and chrome towel radiator.

Outside:

A rubberised drive provides off road parking for several vehicles and approaches the **Single Detached Garage 2.74m (9'0") x 5.21m (17'1")** having electric up and over door, power points, lighting, and personnel door to the rear garden. The front gardens are laid to gravel for ease of maintenance with a number of mature hedges and trees. A wrought iron gate provides access to the rear gardens which are laid mostly to gravel and patio with a number of mature hedges and trees, with a potting shed and attached **Summer House 2.74m (9'0") x 2.90m (9'6")** having double glazed windows and French doors. The gardens are fully enclosed by timber fencing and a cold water tap is fitted.

Council Tax Band: A



Conservatory



Kitchen



Lounge

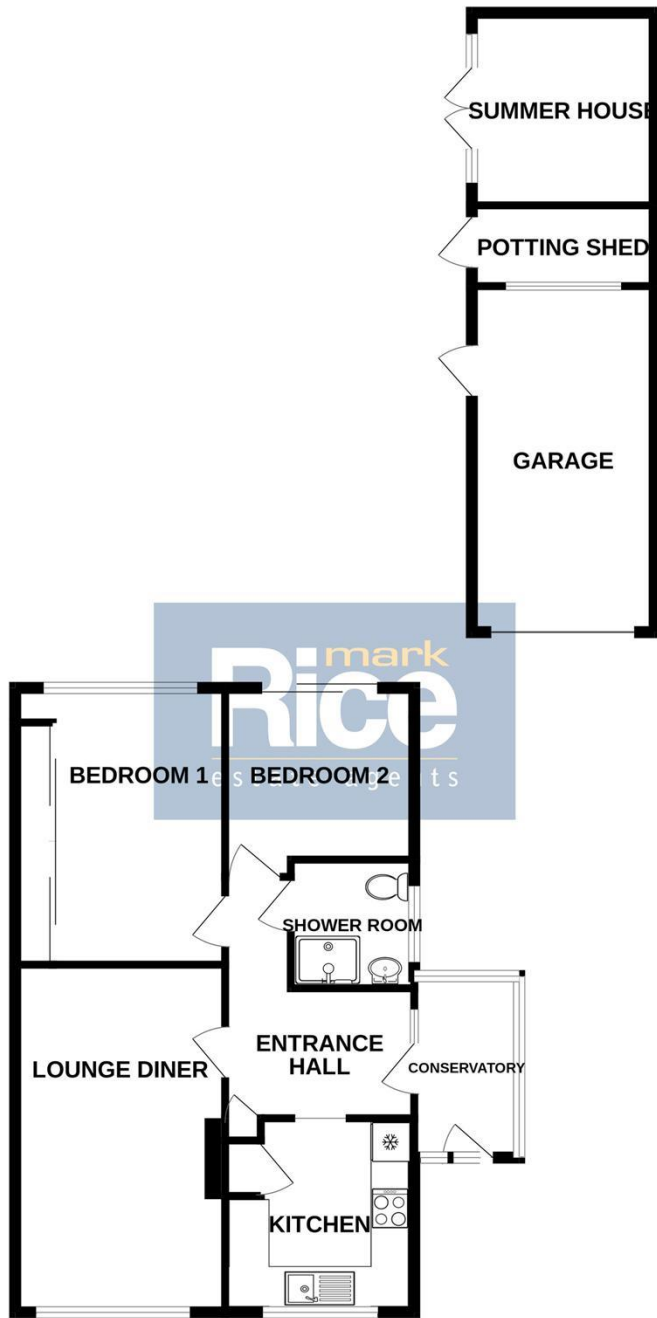


Bedroom 1



Bedroom 2

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



Shower Room



Rear Garden



Further Aspect

TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 error, omission or mis-statement. 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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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 12/6/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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