

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



£295,000

Located within this peaceful Cul-De-Sac of only a few properties on the fringe of this popular village, a good sized Three Double Bedroom Detached Bungalow situated on a larger than average plot with South Facing Rear Garden and Open Field Views to the rear. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall with store cupboard, 18'3 Lounge, Kitchen, Three Double Bedrooms, one of which is currently used as a Dining Room with Patio Doors to the Garden, and Family Bathroom. A drive to the front provides parking for a good number of vehicles, whilst the rear garden offers a large patio area and lawned area, whilst overlooking fields. Early viewing of the property is highly recommended to fully appreciate the space this home has to offer, and its superb location.

Location:

Ruskington is one of Lincolnshire's larger villages and has a range of shops and amenities to cater for most day to day needs including two well established primary schools, doctor's surgery, veterinary practice, chemist, public library and a railway station with services to Sleaford and Lincoln.

Directions:

Travelling from Sleaford on the A153 heading towards the village of Ruskington. At the Speedway Corner roundabout, take the second exit continuing on the A153 and take the next turning on the left after the bridge into Priory Road. Continue along this road as it bears to the left and then to the right and take the next turning on the left into Priory Close where the property is located on the left hand side.

Part glazed double glazed entrance door provides access to the hall having store cupboard, coved ceiling and radiator.

Lounge: 4.29m (14'1") x 5.56m (18'3")

Having feature gas fire with surround, coved ceiling with LED light strip, and two radiators.

Bedroom 3: 3.12m (10'3") x 2.57m (8'5")

Having coved ceiling and radiator.

Kitchen: 3.12m (10'3") x 3.76m (12'4")

Having a range of matching wall and base units with worktop over, single stainless steel drainer sink with monobloc tap, double electric oven, four ring gas hob with cooker hood over, breakfast bar, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, side entrance door, coved ceiling, tiled floor, downlighters and radiator.

Inner Hall:

Having airing cupboard, loft access, smoke alarm, downlighters and radiator.

Bedroom 1: 3.15m (10'4") x 3.73m (12'3")

Having a range of fitted bedroom furniture including wardrobes, chest of draws, and bedside cabinets, further built in wardrobe with mirrored sliding doors, coved ceiling and radiator.

Bedroom 2/Dining Room: 3.71m (12'2") x 3.73m (12'3") max

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

Bathroom:

Being fully tiled and having w.c, vanity hand washbasin with mixer taps, a range of storage cupboards with fitted worktop, bath with monobloc tap, downlighters, coved ceiling and chrome towel radiator.



Lounge



Further Aspect



Bedroom 3



Kitchen

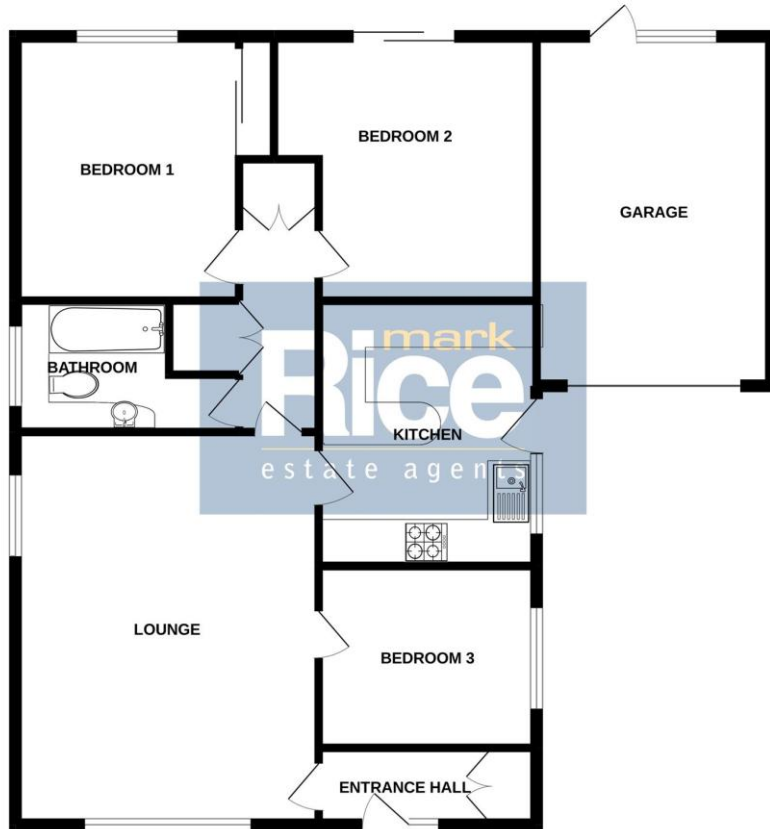


Further Aspect

Outside:

The property is situated on a much larger than average plot, with a large tarmac drive providing off road parking for a number of vehicles and approaching the **Garage 3.40m (11'2") x 4.95m (16'3")** having up and over door, power, lighting, and personnel door to the rear garden. The remainder of the front is laid to lawn, enclosed by a variety of mature hedges and shrubs within the well stocked borders. The South facing rear gardens are mostly enclosed with good sized patio and lawned areas, with further gravelled and paved area, and having spectacular views over fields. There is also a cold water tap, outside power points and security light.

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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 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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Bedroom 1



Bedroom 2/Dining Room



Bathroom



Field Views



Rear Garden

Agents 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 10/06/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**