



Blackthorn Close, Ruskington  
£299,950



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Freehold



## Key Features

- Detached Family Home
- Quiet Cul-De-Sac Location on a Corner Plot
- Detached Double Garage with Play Room Above
- Three Bedrooms
- Immaculately Presented Throughout
- Lounge, Separate Dining Room and Breakfast Kitchen
- EPC rating D





Set on a generous corner plot within a quiet cul-de-sac in the highly sought-after village of Ruskington, this immaculately presented three-bedroom detached family home boasts a detached double garage with a fully converted loft space above, ideal as a playroom or home office. The accommodation comprises an entrance hall, lounge, breakfast kitchen, separate dining room, utility room and downstairs WC, with three bedrooms and a family bathroom to the first floor. Externally, the property offers extensive parking to the front and a beautifully maintained rear garden featuring a patio, large lawned area and a superb timber-built summer house with power and internet connection—perfect for work or leisure. A truly exceptional home, finished to a high standard throughout—viewing is highly recommended.

### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor, access to Lounge and Dining Room.

### Lounge

4.19m x 3.19m (13'8" x 10'6")

With window to front aspect, TV point, radiator, access to Kitchen.

### Dining Room

4.85m x 2.44m (15'11" x 8'0")

With window to front aspect, BT point and radiator.

### Kitchen

2.49m x 5.78m (8'2" x 19'0")

Modern kitchen with a range of base and eye level units with work surface over and kickboard lighting, composite sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for under counter fridge, storage cupboard, French doors and window to rear garden, radiator.

### Utility Room

1.85m x 1.44m (6'1" x 4'8")

With a range of base and eye level units with work surface over, space and plumbing for washing machine, space and plumbing for dishwasher, boiler (serviced annually), part glazed door to rear garden.

### WC

With low level wc, hand wash basin with storage under, window to side aspect and heated towel rail.

### Landing

With stairs taken from the Entrance Hall, airing cupboard and access to loft space (part boarded with loft ladder).

### Bedroom One

3.58m x 2.49m (11'8" x 8'2")

With window to rear aspect and radiator.

### Bedroom Two

3.14m x 2.48m (10'4" x 8'1")

With window to front aspect and radiator.

### Bedroom Three

2.24m x 2.08m (7'4" x 6'10")

With window to rear aspect and radiator.





### Bathroom

Three piece suite comprising paneled P shape bath with shower over, hand wash basin, low level wc, heated towel rail, window to front aspect and extractor fan.

### Detached Double Garage

6.5m x 5.93m (21'4" x 19'6")

With double width electric roller garage door to front driveway, storage cupboard, door to access Play room with personnel door to side garden area.

### Play Room

6.42m x 3.46m (21'1" x 11'5")

With window to front aspect and dual aspect velux windows, electric and lighting.

### Outside

On a corner plot, to front with a large block paved driveway, brick wall and timber fence surround, further area laid to lawn with dual aspect side access to rear.

The large rear garden is particular feature of the property, offering a patio area leading from the Kitchen Diner, further laid to lawn with stepping stones to the Timber Summer House, with electric and internet point. Decorative borders and shrubbery with timber fence surround. Further storage space to side with large timber shed.



## Agents Note

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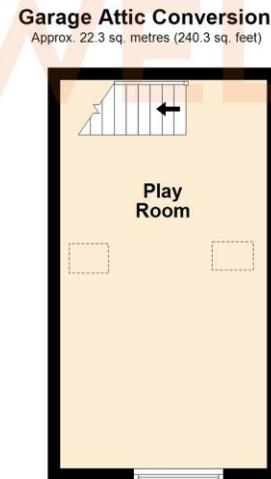
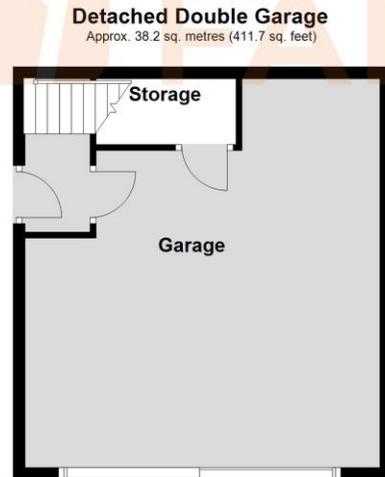
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# Floorplan



Total area: approx. 145.1 sq. metres (1561.8 sq. feet)  
6 Blackthorn Close, Ruskington



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