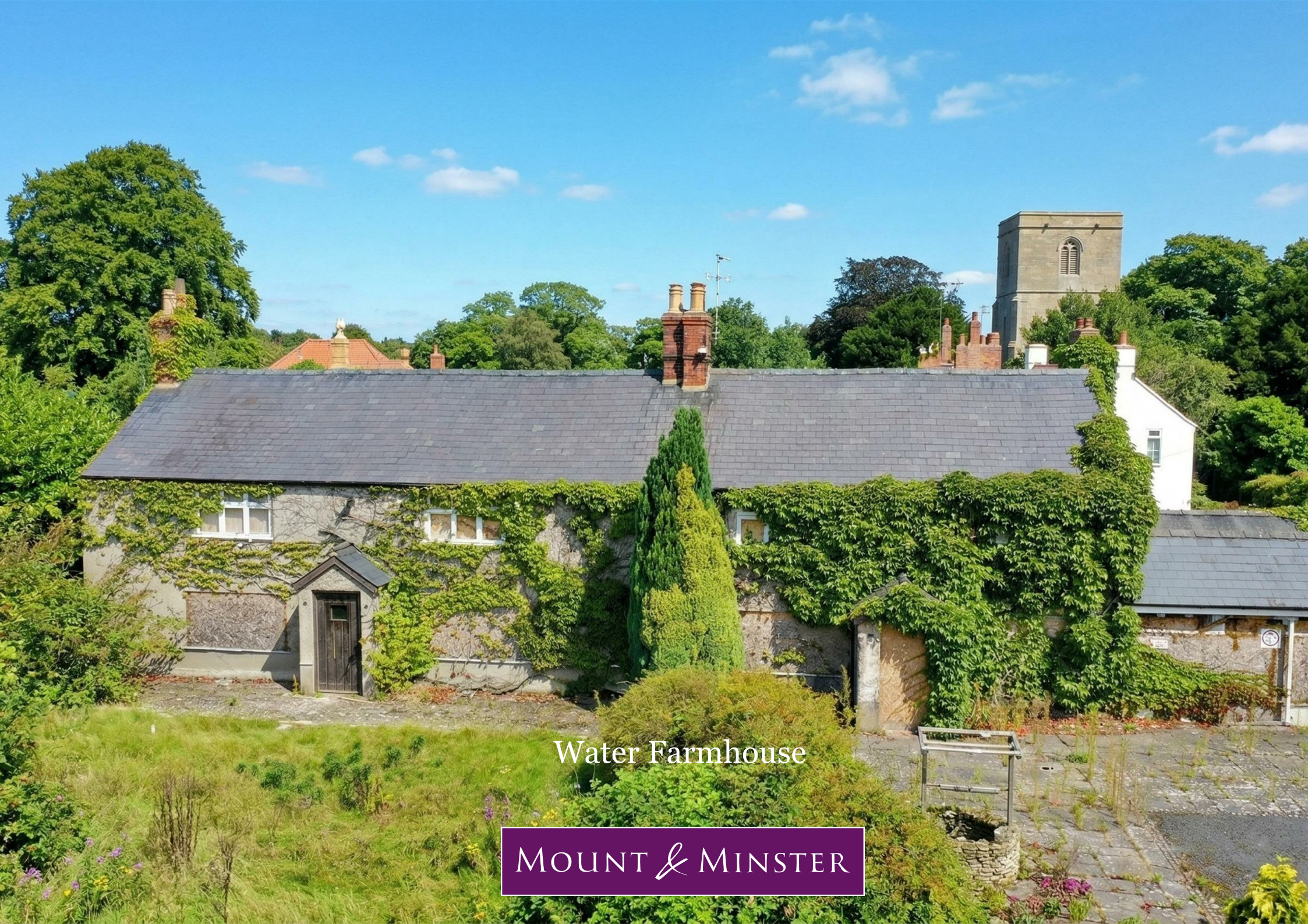




Water Farmhouse

MOUNT & MINSTER

Water Farmhouse

Ruskington

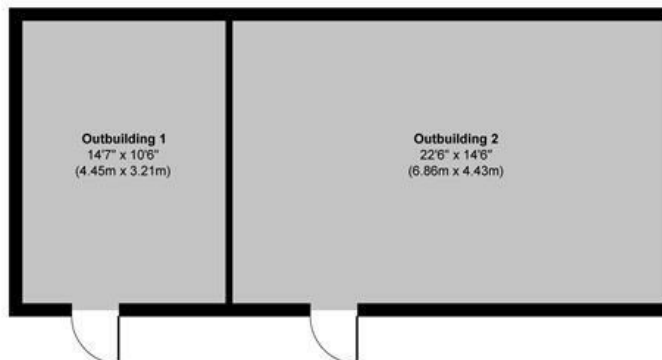
A superb opportunity to acquire a character farmhouse in the heart of this well-serviced village, in need of complete refurbishment throughout.

- Development Opportunity
 - Period Farmhouse
- Lounge & Family Room
 - Kitchen & Pantry
 - Utility & Boot Room
 - Garden Room
- Four Double Bedrooms
- Three Bath/Shower Rooms
 - Outbuildings
- No Onward Chain

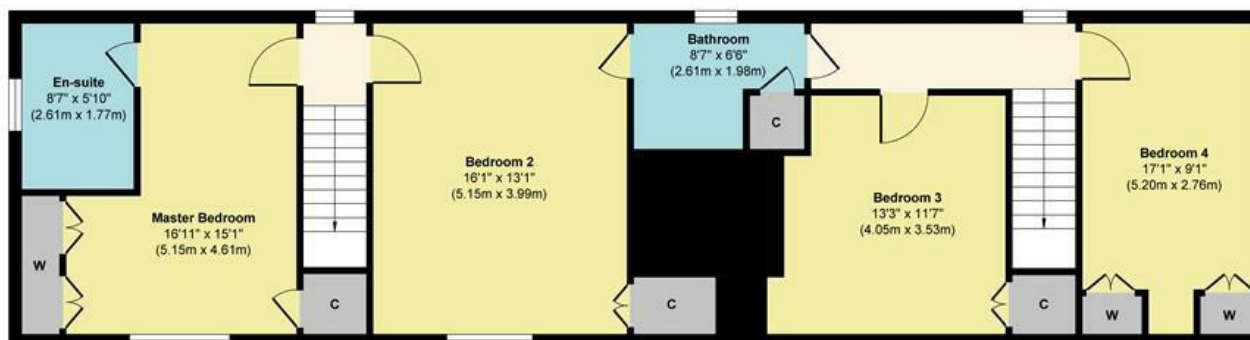


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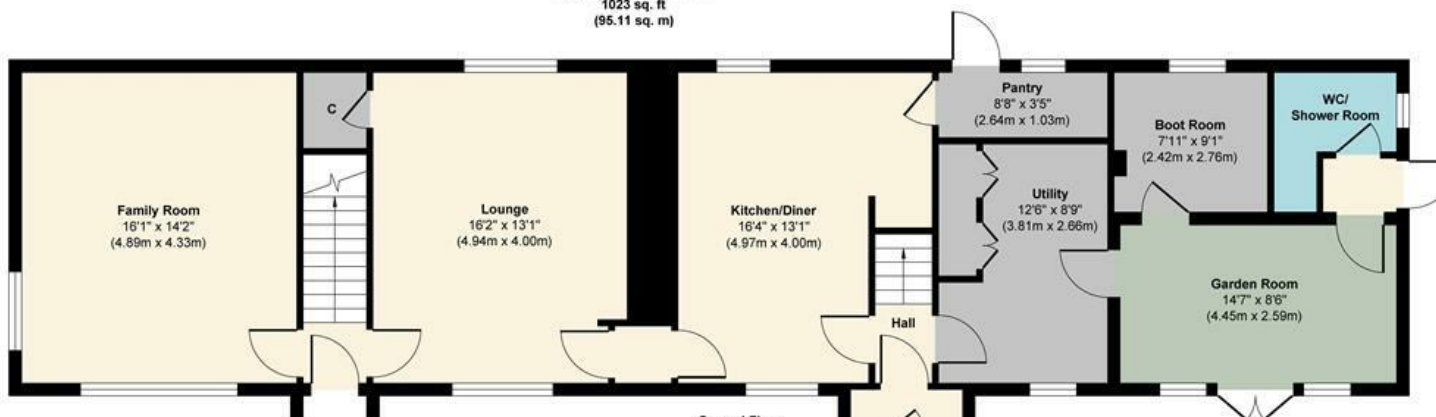
Chapel Street, Ruskington



Outbuilding
Approximate Floor Area
487 sq. ft
(45.25 sq. m)



First Floor
Approximate Floor Area
1023 sq. ft
(95.11 sq. m)



Ground Floor
Approximate Floor Area
1156 sq. ft
(107.40 sq. m)

Approx. Gross Internal Floor Area 2666 sq. ft / 247.76 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

DESCRIPTION

Tucked away on a quiet lane in the heart of this popular village, Water Farmhouse is a prominent residence in need of refurbishment. Enjoying a plethora of period features, including a stunning inglenook fireplace in the principal reception room, this glorious home has huge potential. Accommodation briefly includes two main reception rooms, a kitchen diner with a walk-in pantry, a large utility room, complemented by a boot room and downstairs shower room, a garden room, four generously proportioned double bedrooms and two bathrooms upstairs, including an ensuite to the master bedroom.

OUTSIDE

The property is accessed through double gates on Chapel Street onto a driveway that leads towards the main parking area. The garden is predominantly laid to lawn with various trees, shrubs and flower beds. There are two outbuildings to the eastern elevation which lend themselves to change of use, subject to planning.

LOCATION

Ruskington is located 2.5 mile north of Sleaford, with the Cathedral City of Lincoln just 14 miles further north. Other major towns nearby include Newark and Grantham, both of which benefit from direct train links to London (approx 1 hour Grantham to King's Cross). Services in this large village include a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Sleas and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

SCHOOLS

Ruskington has two primary schools: Ruskington Winchelsea Primary School and Chestnut Street Church of England Primary School. Winchelsea was judged to be at a good standard when it was inspected by Ofsted in 2013; at which time it had 156 pupils on roll. Chestnut Street School converted to an Academy in 2012 and at its latest Ofsted inspection it had 293 pupils on roll and was judged to be, again, at a good standard. Further Primary Schools are located in Digby, Dunston and Metheringham.

In Sleaford, the town's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

SERVICES

The property is centrally heated throughout with mains water, gas, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: F

METHOD OF SALE

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Please note that the vendor is happy to accept an offer before the end of the auction should a prospective purchaser not wish to wait until the end of the timed auction.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents: 01476 851400. Please note that it is essential that all viewings are booked in advance with the agents so as to avoid alerting the security company via the CCTV that serves the property. Interested buyers must refrain from visiting without a pre-booked appointment. Vehicular access for the viewings can be obtained from Rectory Road, next to The Black Bull.

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

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