



Rectory Road, Ruskington Sleaford NG34 9AA

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.



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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rectory Road, Ruskington Sleaford

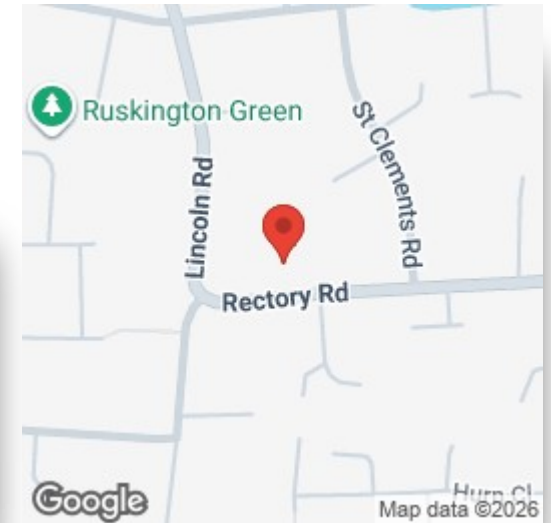
- Corner plot with gardens to front and rear
- Large driveway and double garage
- Over 1000sqft of accommodation
- Walking distance to village centre and amenities
- Two double bedrooms

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



Property Ref:
SNH112225 - 0012

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk