NEWTONFALLOWELL



Lincoln Road, Ruskington
OIRO £290,000

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Key Features

- Immaculate 3 Bed Detached House
- 20'6 Kitchen Diner
- Cloakroom, Utility & En-Suite
- Conservatory
- Gas Central Heating/Double Glazing
- Ample Parking & Detached Garage
- EPC rating C
- Freehold















A spacious and Immaculate Three Bedroom Detached House located on the fringe of this popular village, offering more than Ample Parking, a Detached Garage and a Private Rear Garden. The property has been well maintained by its current owner and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, 20'6 Kitchen Diner, Conservatory, Utility Room, Three Double Bedrooms with En-Suite to the master bedroom and Wet Room Style Shower Room. Outside a drive approaches the Detached Double Garage whilst the Rear Garden is East facing and fully enclosed. To fully appreciate everything this wonderful home has to offer, early viewing is highly recommended.

Lounge 4.75m x 3.58m (15'7" x 11'8")

Kitchen Diner 6.25m x 3.15m (20'6" x 10'4")

Conservatory 3.4m x 2.92m (11'2" x 9'7")

Utility 2.51m x 1.57m (8'2" x 5'2")

Bedroom One 4.04m x 3.53m (13'4" x 11'7")

Bedroom Two 3.61m x 2.9m (11'10" x 9'6")

Bedroom Three 2.9m x 2.54m (9'6" x 8'4")

Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.













GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

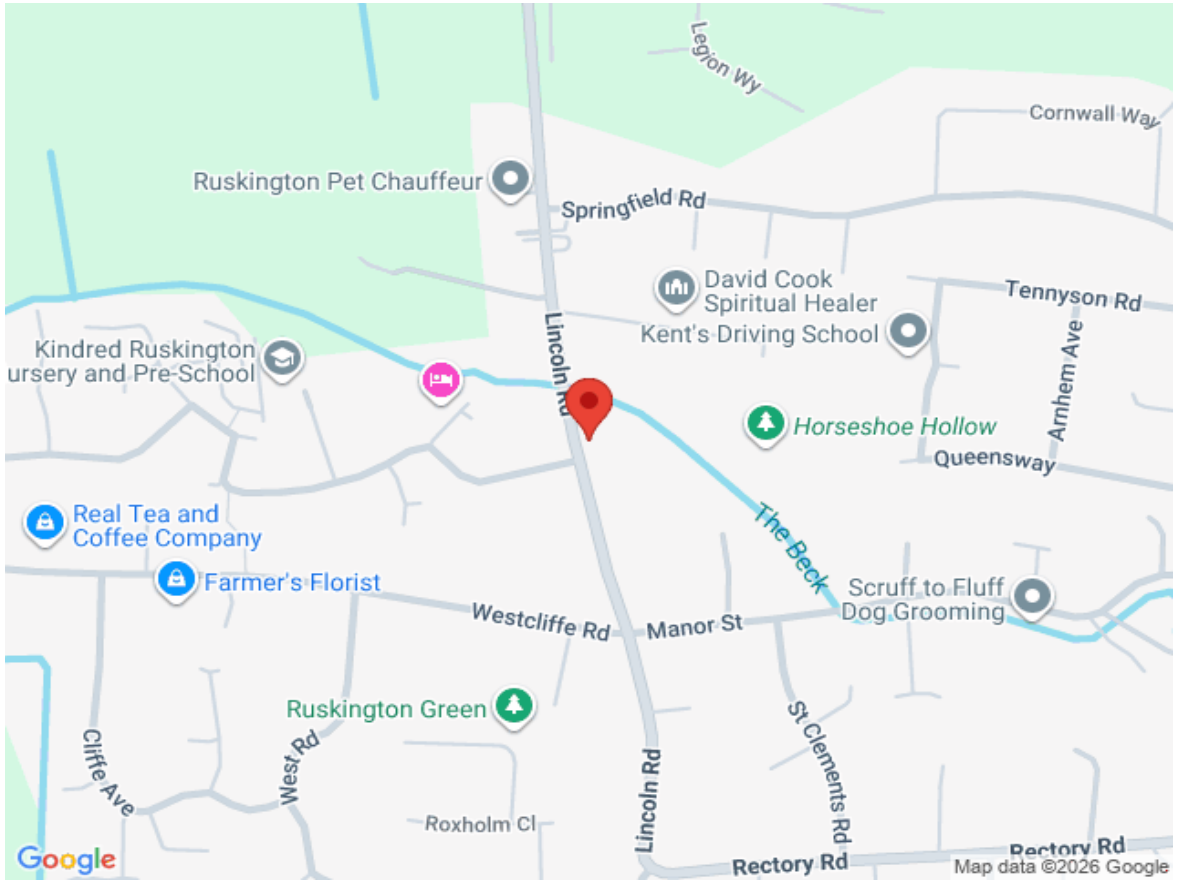
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



mark Rice estate agents

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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