



Priory Park, Ruskington
£120,000



- Stately Albion Tredegar park home measuring 38ft x 20ft
- Two Well-proportioned Double Bedrooms and a Wet Room
- No Onward Chain
- Spacious Lounge Diner with Potential
- Parking and Single Garage
- Close Walking Distance to Village Centre
- Current Council Tax Band: A
- EPC Exempt



A well-proportioned Stately Albion Tredegar park home measuring 38ft x 20ft, offered with no onward chain and located on the popular Prior Park in Ruskington, within a short walk of the village centre and close to the train station. The accommodation comprises an entrance hall, a spacious lounge diner with flexibility to create a home office area, a fitted kitchen with separate utility room, two generous double bedrooms, and a wet room, with the added benefit of a single garage. An excellent opportunity for convenient, single-storey living in a sought-after village location.

Entrance Hall

With part glazed door to front, storage cupboard and radiator.

Lounge

5.92m x 3.34m (19'5" x 11'0")

With feature fire place set in decorative surround, windows to rear and side aspects, radiator, TV and BT points, opening to:

Dining Area

2.87m x 2.97m (9'5" x 9'8")

With window to front aspect and radiator.



Kitchen

2.89m x 3.3m (9'6" x 10'10")

With a range of base and eye level units with work surface over, one and a half ceramic sink with mixer tap and drainer, oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer, double storage cupboard, window to rear aspect and opening to:

Utility Room

With a range of base and eye level units with work surface over, sink with mixer tap, space and plumbing for washing machine and dishwasher, storage cupboard, door to rear garden.

Bedroom One

2.86m x 3.04m (9'5" x 10'0")

With built in wardrobes, window to rear aspect and radiator.

Bedroom Two

2.89m x 2.6m (9'6" x 8'6")

With built in wardrobes, window to front aspect and radiator.

Wetroom

With mains fed shower, hand wash basin, low level wc, radiator and window to front aspect.

Garage

With up and over garage door to front driveway

Outside

With a block paved driveway to side providing parking, to front mainly laid to stone with decorative flowers and shrubbery. To rear being of low maintenance being mainly laid to patio with small area to artificial turf to side, electronic wheelchair lift to stairs.

Park Information

Electricity, Water & Sewerage & LPG Gas: metered to each property and supplied by the Park. The Park bulk purchase gas & electricity, read the meters quarterly, and provides a statement to each property.

Ground Rent: revised annually in April and any rise is in line with the rate of CPI.

Pets: Either 1 Dog or 1 Cat, and Pets housed in a cage or aquarium or similar must remain at all times within the home.



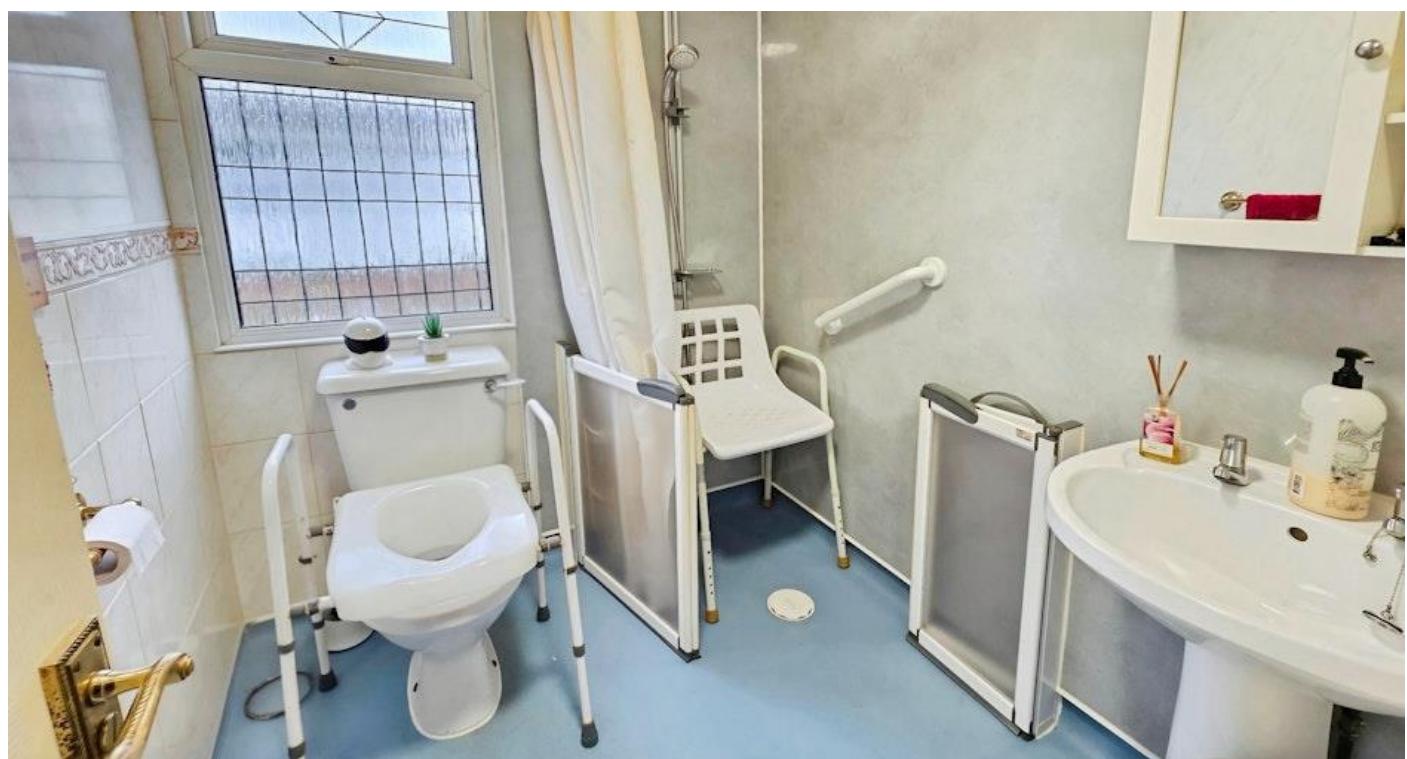
Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.



Floorplan

Ground Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)

2 Priory Park, Ruskington

 **NEWTONFALLOWELL**

Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk