



**4 Holme Lane, Ruskington, NG34 9DN**  
**£149,950**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Ruskington is one of Lincolnshire's larger villages and has a range of shops and amenities to cater for most day to day needs including schools, doctors surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

### UTILITY ROOM 13'9" x 5'6" (4.2 x 1.7)

Front door through to area with floor and wall units, plumbing for washing machine and dishwasher, space for tall fridge freezer, door to bedroom, tiled flooring

### LIVING KITCHEN AREA 18'4" x 13'9" (5.6 x 4.2)

Dual aspect double glazed windows, log burner to living area, kitchen has re fitted floor and wall units with work surfaces over, tiled surrounds, ceramic hob, electric oven, stairs to first floor

### BEDROOM 9'10" x 7'10" (3.0 x 2.4)

Double glazed window, laminate flooring, access to shower room

### SHOWER ROOM

Low level wc, shower enclosure, wash hand basin, tiled splashbacks

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM 9'10" x 9'6" (3.0 x 2.9)

Double glazed window, laminate flooring

### BEDROOM 9'6" x 5'6" (2.9 x 1.7)

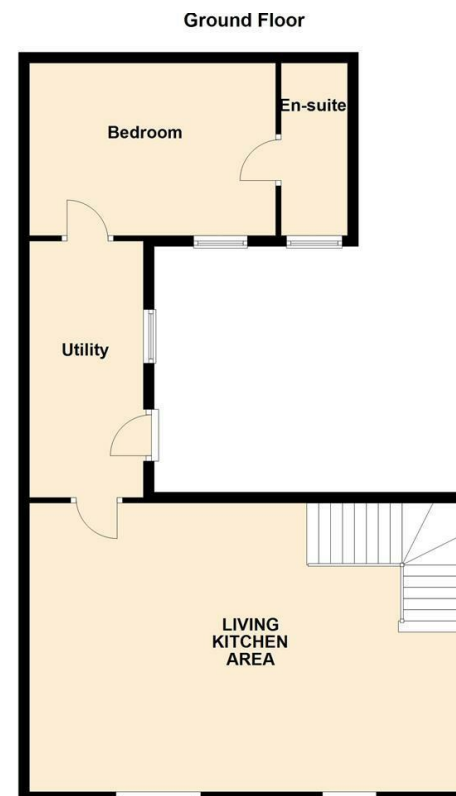
Double glazed window, laminate flooring

### BATHROOM

Matching bathroom suite, tiled surrounds, frosted double glazed window

### OUTSIDE

Courtyard gardens with high degrees of privacy, patio and barbeque area.



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