



**Tomlinson Way, Ruskington Sleaford NG34 9TW**

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**Tomlinson Way, Ruskington Sleaford**

Immaculate detached bungalow in a sought after Ruskington location. Features include a resin driveway, tandem garage, two conservatories, ensuite to master, refurbished bathroom and solar heating. Low-maintenance gardens with a bespoke bar area. A stunning, move-in ready home.



### **Conservatory**

13' 1" x 12' 8" ( 3.99m x 3.86m )

Having windows, radiator, power and door to the:

### **Hall**

There is a radiator and cupboard with a radiator.

### **Lounge**

23' 9" x 11' 9" ( 7.24m x 3.58m )

Featuring a fireplace with electric fire, TV point, radiator, windows to the front and side and double doors to the:

### **Kitchen Diner**

23' 9" x 9' 11" ( 7.24m x 3.02m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, double oven, induction hob, integrated fridge freezer, breakfast bar, radiator, electric fire, windows to the side and rear.

### **Utility**

9' 11" max x 6' 3" ( 3.02m max x 1.91m )

Having wall units, cupboard, plumbing for washing machine and dishwasher, radiator, cupboard and door to the rear.

### **Shower Room**

9' 8" x 6' 6" ( 2.95m x 1.98m )

Fitted with a walk-in double shower, wash hand basin, WC, storage, vertical radiator and window to the rear.

### **Bedroom Two**

11' 7" x 9' 11" ( 3.53m x 3.02m )

There are built-in wardrobes, TV point, radiator and window to the side.

### **Bedroom Three**

12' 4" x 7' 8" ( 3.76m x 2.34m )

Having built-in wardrobes, TV point, radiator and double doors to the:

### **Conservatory**

20' 4" x 8' 7" ( 6.20m x 2.62m )

Having windows, radiator, double doors to the garden and further door to:

### **Bedroom One**

15' 3" x 11' 4" max ( 4.65m x 3.45m max )

There are built-in wardrobes and radiator.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and two windows.

### **Outside Front**

To the front of the property there is a resin bound driveway providing parking for multiple vehicles, astro turf lawn with gravelled ornamental borders.

### **Garage**

Having electric door and is double length.

### **Rear Garden**

The mature rear garden has multiple seating areas, granite tiles, composite decking and garden bar.



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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](http://www.focalagent.com)

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## Tomlinson Way, Ruskington Sleaford

- Stunning home finished to a high standard
- Immaculate gardens to front and rear
- Sought after village location in Ruskington
- Benefitting from solar panels offering more affordable living
- MUST VIEW!

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112772 - 0010

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