

***BELLVIEW ROAD,  
RUSKINGTON, NG34 9BF***



***New Price £171,500***

***Tucked away in this quiet cul-de-sac convenient for the village centre and its amenities, and offered to the market with No Forward Chain, a spacious Two Double Bedroom Semi Detached ex Chanceoption House, built in 2002, with a larger than average Detached Garage and Fully Enclosed Rear Garden. The property would benefit from some cosmetic updating, however, offers spacious accommodation benefitting from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Kitchen Diner, Lounge, Two Double Bedrooms and Family Bathroom. Outside a drive provides Off Road Parking and leads to the garage and the rear garden is East facing and is not overlooked.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit into Ruskington. Take the first turning on the right into Bellview Road and follow the road as it bears to the left. The property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Entrance Hall having coved ceiling.

**Kitchen Diner: 4.17m (13'8") x 3.68m (12'1") max**

Having a range of matching wall and base units with worktop over, single drainer inset sink with pillar taps, integrated electric oven, inset four ring hob, wall mounted Worcester Bosch condensing boiler, tiled splashbacks, space for fridge freezer, space and plumbing for washing machine, understairs store cupboard, coved ceiling and radiator.

**Lounge: 4.34m (14'3") x 4.17m (13'8")**

Having gas fire with surround, two wall light points, coved ceiling, sliding patio doors to the rear garden and radiator.

Stairs from the Lounge provide access to the first floor landing having smoke alarm and loft access.

**Bedroom 1: 4.17m (13'8") x 3.12m (10'3") max**

Having radiator.

**Bedroom 2: 3.53m (11'7") x 3.10m (10'2")**

Having radiator.

**Bathroom: 1.90m (6'3") x 1.88m (6'2")**

Having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and electric shower unit over, shower curtain rail, shaver point, extractor fan and radiator.

**Outside:**

A block paved drive provides **Off Road Parking** for two vehicles and approaches the **Single Detached Garage 5.66m (18'7") x 3.12m (10'3")** having manual up and over door, light and power points and loft storage. The remainder of the front garden is laid to gravel for ease of maintenance with decorative shrubs and a timber gate provides access to the **Rear Garden** which is laid to patio with cleared borders, a previous pond area now filled with gravel and a storage area to the rear of the garage.

Council Tax Band A.



**Kitchen Diner**



**Lounge**



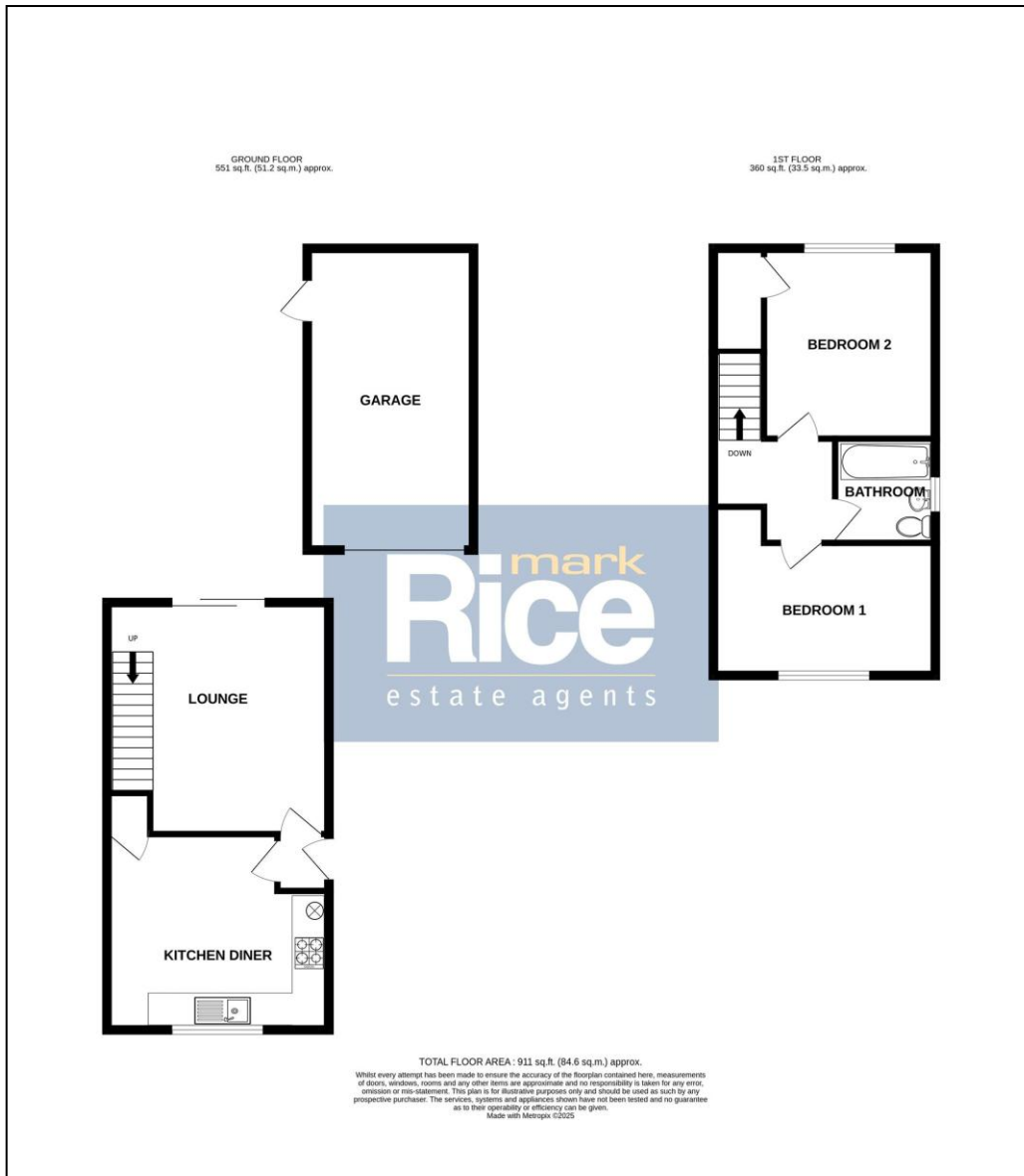
**Further Aspect**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Rear Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this*

*property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures &  
Fittings:*

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money  
Laundering  
Regulations  
2003:*

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 30/12/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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