



Meadowbrook, Ruskington
£195,000



- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Beautiful South Facing Rear Garden
- Current Council Tax Band: A
- Lounge opening through to Garden Room
- Modern Kitchen and Shower Room
- Freehold
- EPC rating TBC



Situated in the highly sought-after village of Ruskington, this immaculately presented two double bedroom semi-detached home is a true credit to its current owners — quite simply, a better presented property would be hard to find. Finished to an exceptional standard throughout, the accommodation comprises a stylish modern kitchen and a bright, welcoming lounge which opens seamlessly into a garden room, offering delightful views over the beautifully maintained south-facing rear garden. To the first floor are two generous double bedrooms and a contemporary, spacious shower room. This outstanding home combines quality, comfort and location, and must be viewed to fully appreciate the standard, space and overall appeal on offer.

Entrance Hall

With part glazed Entrance door and under stairs storage cupboard.

Breakfast Kitchen

3.64m x 3.13m (11'11" x 10'4")

Modern kitchen with a range of base and eye level units with work surface over, sink with mixer and fresh water tap, integrated oven with four ring induction hob and extractor hood over, integrated washing machine, integrated tumble dryer, integrated fridge freezer, window to front aspect and radiator.

Lounge

3.74m x 4.07m (12'4" x 13'5")

With electric fire place set in decorative surround, TV and BT point, stairs leading to 1st floor, large double doors to;

Garden Room

3.24m x 3.45m (10'7" x 11'4")

Being part brick and uPVC build, with french doors to rear garden and radiator.



Landing

With stairs taken from lounge and access to loft space.

Bedroom One

3.74m x 3m (12'4" x 9'10")

With storage cupboard over stairs, window to rear garden and radiator.

Bedroom Two

2.65m x 2.32m (8'8" x 7'7")

With window to front aspect and radiator.

Shower Room

Modern Three piece suite comprising double walk-in mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, radiator, window to front aspect and extractor fan.

Outside

To the front of the property is a large block paved driveway providing off-road parking for at least three vehicles, with side access leading to the rear garden. There is also a further area laid to lawn, complemented by decorative flowers and well-stocked borders.

The rear garden is a true highlight of the property, being beautifully presented and south-facing. A generous patio area extends from the garden room, ideal for outdoor entertaining, with steps leading up to a well-maintained lawn featuring a fish pond and an array of attractive flowers and mature shrubbery. To the rear, there is a second seating area along with a substantial timber shed, which benefits from power.



Agents Note

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Financial Services

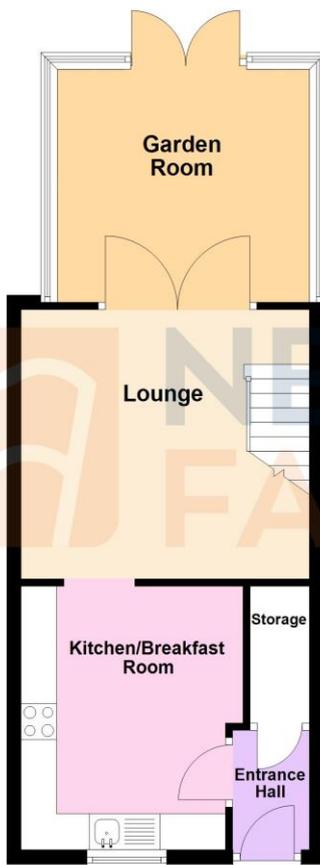
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Floorplan

Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 sq. feet)

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