



Parkfield Road, Ruskington  
£179,950



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Freehold

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## Key Features

- Large Semi-Detached House
- Three Double Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- Opportunity for Modernisation
- Extended Single Garage and Workshop and Well Presented South Facing Rear Garden
- EPC rating TBC
- Current Council Tax Band: B





Offered for sale with no onward chain, this larger than average three double bedroom semi-detached house is situated in the sought-after village of Ruskington and presents an excellent opportunity for modernisation, having been well cared for throughout. The property offers generously sized accommodation comprising an entrance hall with cloakroom, spacious lounge diner, large kitchen and a conservatory, with three double bedrooms and a family bathroom to the first floor. Externally, the home benefits from ample off-road parking to the front, a large single garage measuring over 13 metres in length, and a well-presented south-facing rear garden. A fantastic opportunity in a popular location, viewing is highly recommended to fully appreciate the space and potential on offer.

### Entrance Hall

With porch to front Entrance, stairs to 1st floor and radiator.

### Lounge Diner

7.59m x 3.35m (24'11" x 11'0")

The lounge area offering a gas fire place, window to front aspect, TV point and radiator. Opening to Dining Room with patio doors to conservatory, access to kitchen and a radiator.

### Kitchen

Having a range of base and eye level units with work surface over, one and a half sink with mixer and water softener below, integrated double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge and freezer, tiled flooring, part glazed door and window to rear garden, radiator and electric heater.

### Conservatory

3.62m x 3.1m (11'11" x 10'2")

Being part brick and upvc build with french doors to rear garden.

### Cloakroom

With wc, hand wash basin, window to side aspect and radiator.

### Landing

With stairs taken from Entrance hall, window to side aspect and airing cupboard.

### Bedroom One

3.44m x 3.02m (11'4" x 9'11")

With window to rear aspect, Built-in quadruple wardrobes with a central dressing table, built in cupboard and radiator.

### Bedroom Two

3.1m x 3.32m (10'2" x 10'11")

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

### Bedroom Three

2.55m x 4.85m (8'5" x 15'11")

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

### Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to front aspect and extractor fan.

### Garage and workshop

13.04m x 2.68m (42'10" x 8'10")

Large extended garage and workshop with fitted timber workbenches and power sockets, metal storage cabinets, with up and over garage door to driveway, door to rear garden, window to rear garden, electric and lighting.

### Outside

To front offering ample parking with a concrete driveway, side access to rear garden, further laid to lawn to front.

The south facing rear garden is well presented offering a generous sized patio area, further laid to lawn with decorative borders and shrubbery, timber shed, outside tap and lighting with timber fence surround.

## Agents Note

Please note that this property is connected to a member of staff at Newton Fallowell Sleaford.

## Agents Note

These are draft particulars awaiting vendor approval.

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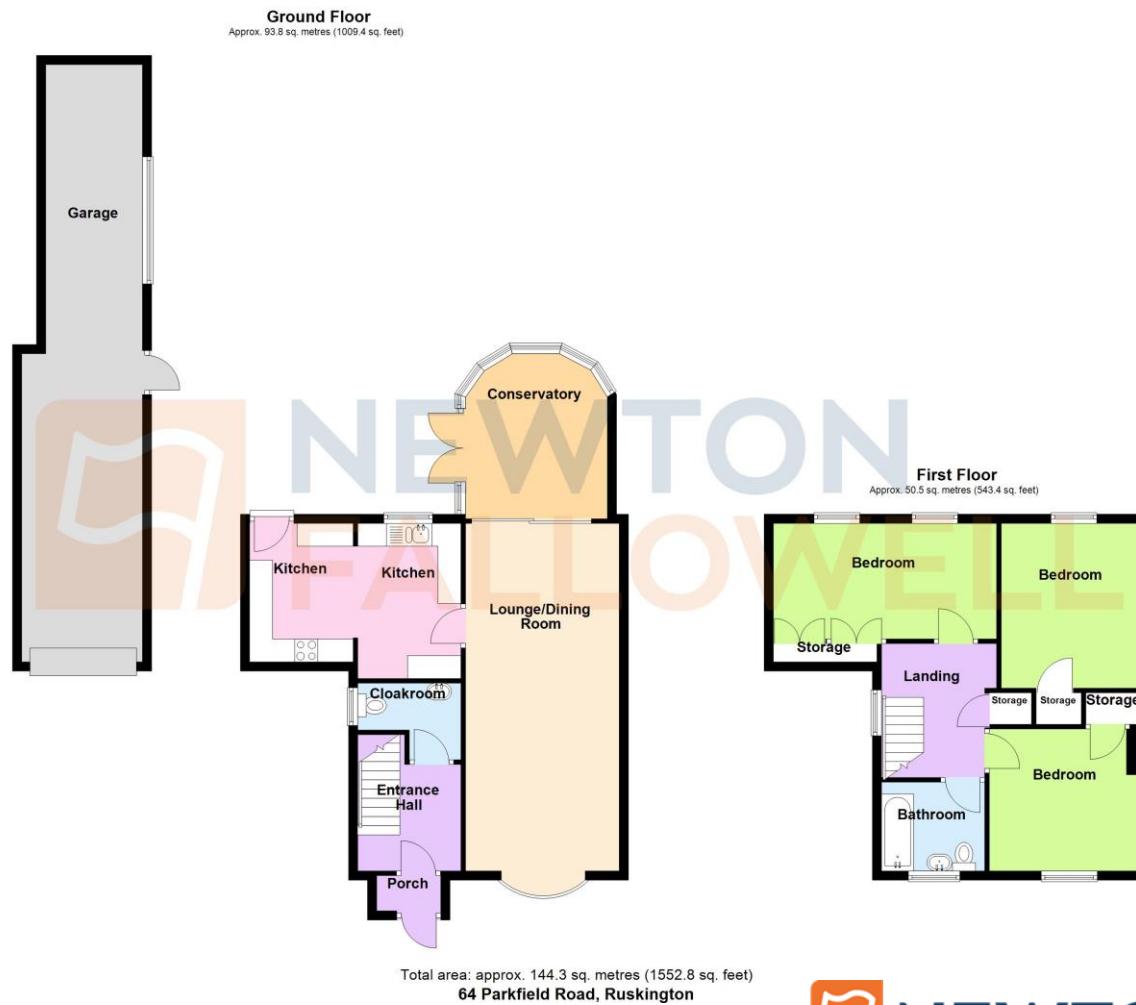
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## Floorplan



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