

**BECK CLOSE,
RUSKINGTON, NG34 9FD**



£215,000

A particularly well presented and improved Three Bedroom Semi Detached House located within this delightful, small cul-de-sac setting on the fringe of the village, being well placed for the centre of the village and its many amenities. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Hall, Cloakroom, Kitchen, Lounge Diner, Conservatory, Three Bedrooms, two with built-in wardrobes and Superb Bathroom. The property is not overlooked to the front and a long drive provides Parking and approaches the fully enclosed South facing rear garden. Early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit and proceed towards the village of Ruskington. Once in the village, at the next mini roundabout turn left into Rectory Road and follow the road as it bears to the right into Lincoln Road. Turn left into Westcliffe Road and take the last turning on the right into West Beck. Follow this road to the right and turn left into Beck Close where the property is located on the right hand side.

An entrance door provides access to the Hall having double radiator, tiled floor and thermostat.

Cloakroom:

Being fully tiled and having low level w.c, and vanity hand washbasin with mixer tap.

Kitchen: 2.97m (9'9") x 2.24m (7'4")

Having a range of wall and base units with wooden worktop over, under counter sink with monobloc tap, ceramic hob, built-in oven, cooker hood, plumbing for washing machine, tiled splashbacks, wall mounted boiler and radiator.



Cloakroom



Kitchen

Lounge Diner: 4.60m (15'1") x 4.39m (14'5") narrowing to 3.43m (11'3")

Having understairs store cupboard, gas point, two radiators and patio doors to the:

Conservatory: 2.97m (9'9") x 2.97m (9'9")

Having French door to the garden and radiator.

Stairs from the hall provide access to the first floor landing having airing cupboard and loft access.



Lounge

Bedroom 1: 3.30m (10'10") x 2.44m (8'0")

Having radiator and built-in wardrobe with sliding doors.

Bedroom 2: 3.05m (10'0") x 2.44m (8'0")

Having radiator and built-in wardrobe.

Bedroom 3: 3.28m (10'9") x 1.90m (6'3")

Having radiator.



Lounge Diner

Bathroom:

Being fully tiled and having bath with side tap and shower attachment with mains fed shower over, vanity hand washbasin with mixer tap, low level w.c, chrome towel radiator and Velux roof light.

Outside:

The front garden has a lawn and a tandem drive continues alongside the property to provide more than **Ample Parking**. There is an electric charging point to this area. The **Fully Enclosed South Facing Rear Garden** is laid mostly to lawn with patio, borders and a garden shed is included. A cold water tap is fitted.

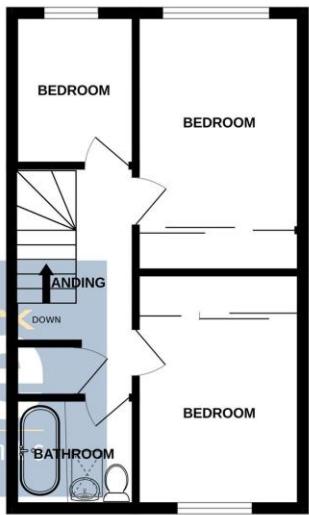
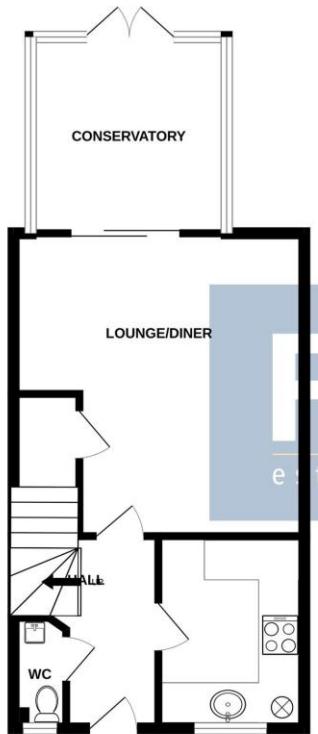
Council Tax Band B.



Conservatory

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

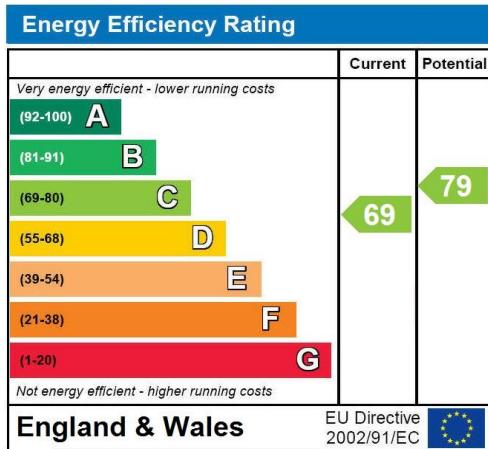
1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



mark
Rice
estate agent

TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and should satisfy themselves as to the suitability of the property for their needs.
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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 05/11/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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