

DRAFT

***4 CLIFFE AVENUE,
RUSKINGTON, NG34 9AU***



£270,000

Located on the fringe of the village with open views to the rear, a particularly large and extended Six Bedroom Detached House now providing generous family accommodation offering Two En-Suites, Three Reception Rooms and benefitting from Gas Central Heating and Double Glazing. The property is set within easy walking distance of this thriving village and provides versatile accommodation with one of the bedrooms being located on the ground floor with its own en-suite. The full accommodation comprises Entrance Hall providing access to the Reception Hall with Cloakroom, Lounge, Dining Kitchen Separate Dining Room, Snug, Ground Floor Bedroom with En-Suite, Five Further Bedrooms with Dressing Room and En-Suite off Master Bedroom and Family Bathroom. The property has Ample Parking and an Integral Garage and the low maintenance West facing rear gardens are particularly private and sheltered. For the purchaser looking for a large family property or to integrate two families into one home, viewing is highly recommended.

Bedroom

Ruskington is one of Lincolnshire's larger villages and has a range of shops and amenities to cater for most day to day needs including schools, doctor's surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

Directions:

Travelling from Sleaford on the A153, at the mini roundabout continue straight ahead towards Ruskington. Once in the village continue to the next mini roundabout and turn left in to Rectory Road. Follow the road as it bears to the right into Lincoln Road and at the crossroads turn left into Westcliffe Road. Take the second turning on the left into Cliffe Avenue and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door with side screen provides access to the Hall having radiator. A further door leads to the:

Reception Hall 6.22m (20'5")

Having radiator and door to garage.

Cloakroom:

Having low level w.c and hand washbasin.

Lounge: 5.00m (16'5") narrowing to 3.99m (13'1") x 3.66m (12'0")

Having radiator and brick built fireplace housing the log burner.

Dining Kitchen/Utility Area: 6.71m (22'0") x 3.00m (9'10")

Having extensive range of wall and base units, fitted worktop, inset sink with monobloc tap, tiled splashbacks, cooker hood, space for range, plumbing for two washing machines, space for tumble dryer, integral dishwasher, two built-in freezers and double glazed door to side.

Dining Room: 3.66m (12'0") x 3.12m (10'3")

Having radiator, French doors to rear garden, further set of French doors providing access to the:

Snug: 3.00m (9'10") x 2.97m (9'9")

Having radiator.

Bedroom 6 (Ground Floor): 7.01m (23'0") narrowing to 5.31m (17'5") x 2.26m (7'5")

Having radiator.

En-Suite:

Having separate shower with mains fed unit, vanity hand washbasin with cupboard below, low level w.c, tiled splashbacks, tiled floor and extractor fan.

*Stairs from the Reception Hall provide access to the **First Floor Landing** having loft access.*



Lounge



Dining Kitchen



Dining Room



Bedroom 6



En-Suite

Bedroom 1: 5.31m (17'5") x 3.53m (11'7") narrowing to 2.95m (9'8")
Having radiator and leading to the:

Dressing Room: 2.24m (7'4") x 2.21m (7'3")
Having built-in wardrobes to one wall.

En-Suite: 3.17m (10'5") x 2.24m (7'4")
Having large double jet spa bath with mixer tap and shower attachment, glass bowl sink set on a glass worktop with monobloc tap, low level w.c, separate shower cubicle with electric jet shower, heated towel rail and tiled splashbacks.

Bedroom 2: 5.28m (17'4") x 3.00m (9'10") narrowing to 2.46m (8'1")
Having built-in cupboard and radiator.

Bedroom 3: 3.61m (11'10") x 3.10m (10'2")
Having built-in wardrobe with sliding doors and radiator.

Bedroom 4: 3.51m (11'6") x 2.26m (7'5")
Having built-in cupboard, two windows and radiator.

Bedroom 5: 2.92m (9'7") x 2.49m (8'2")
Having radiator.

Bathroom:
Being half tiled and having bath with mixer tap and shower attachment, pedestal hand washbasin with mixer tap, low level w.c, separate shower cubicle and chrome towel radiator.

Outside:
The front gardens are block paved and gravelled to provide Parking and approach the **Integral Garage 4.78m (15'8") x 2.34m (7'8")** having up and over door and power. The **West Facing Rear Gardens** are enclosed and laid mostly to lawn with a **Log Store** and **Summer House**.



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



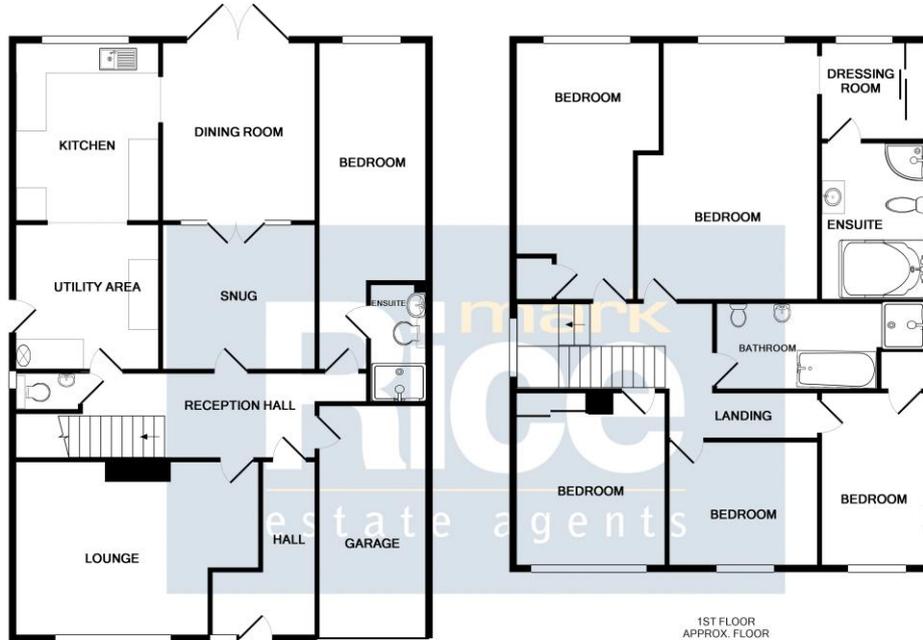
Bedroom 5



Bathroom



Rear Garden



GROUND FLOOR
APPROX. FLOOR
AREA 1095 SQ.FT.
(101.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 971 SQ.FT.
(90.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2065 SQ.FT. (191.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents 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 16/11/18

Viewing Strictly by Appointment With Mark Rice Estate Agents

Telephone 01529 414488

A virtual tour is available to view online at www.markrice.co.uk