

**DRAFT**

***HURN CLOSE,  
RUSKINGTON, NG34 9FE***



***£134,950***

***With the advantage of No Onward Chain and located at the end of a cul-de-sac within the ever popular village of Ruskington, a well presented Two Bedroom End Terrace Bungalow benefiting from Gas Central Heating, Double Glazing and a Low Maintenance Rear Garden. The full accommodation comprises Kitchen Diner, Lounge, Two Good Size Bedrooms, Wet Room Style Bathroom, Conservatory, and Rear Garden. The bungalow is located close to the village centre and its amenities and viewing is highly recommended.***

**Location:**

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 road, at the mini roundabout proceed straight ahead towards the village of Ruskington. Continue to the next mini roundabout and turn left onto Rectory Road. Turn left again on to Elmtree Road and turn right onto Hurn Close and the bungalow is located at the end of the cul-de-sac as indicated by our 'For Sale' board.

Covered storm porch and double glazed entrance door provide access to the:

**Kitchen Diner: 4.37m (14' 4") x 2.95m (9' 8")**

Having a range of matching wall and base units, worktop, inset four ring gas hob, built-in electric oven, cooker hood, wall mounted combination boiler, inset sink with monobloc tap, built-in storage cupboard, plumbing for washing machine and radiator.

**Lounge: 4.42m (14' 6") x 2.95m (9' 8") extending to 4.06m**

Having electric fire with surround, coved ceiling, radiator and patio doors providing access to the:

**Conservatory: 2.44m (8' 0") x 2.44m (8' 0")**

Having French doors to rear garden.

**Bedroom 1: 3.68m (12' 1") x 2.82m (9' 3")**

Having coved ceiling and radiator.

**Bedroom 2: 2.82m (9' 3") x 2.79m (9' 2")**

Having coved ceiling, loft access and radiator.

**Wet Room:**

Having low level w.c., fully tiled, pedestal hand wash basin, radiator, extractor fan, electric shower unit and coved ceiling.

**Outside:**

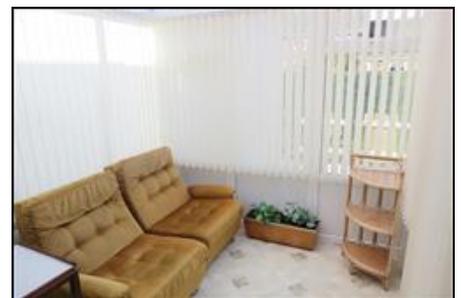
There are low maintenance gardens to the front with a small lawned area and raised flower beds. The rear garden is fully enclosed with new timber fencing and has been fully paved for ease of maintenance. The rear garden also includes a shed and gate to the shared passageway.



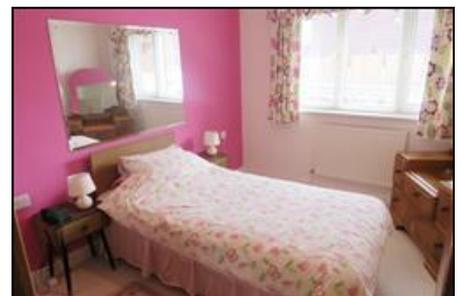
**Kitchen Diner**



**Lounge**



**Conservatory**



**Bedroom 1**



**Bedroom 2**



*Wet Room*



*Garden*

TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- 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 13/03/19*

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**A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)**