

***ELMTREE ROAD,
RUSKINGTON, NG34 9BT***



£192,500

Located in this popular residential area within walking distance of the village, an immaculate and particularly well presented Three Bedroom Detached House with South Facing Gardens, Ample Parking and Garage. The property has accommodation comprising Entrance Hall, Cloakroom, Good Sized Lounge, Separate Dining Room, Kitchen, Three Bedrooms and Re-Fitted Bathroom. There is a drive to the front which approaches the Attached Garage and the South Facing Rear Gardens are particularly private and sheltered. The property benefits from Gas Central Heating and Double Glazing and requires early viewing to appreciate the standard of accommodation available and its enviable position.

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, at the mini roundabout at Speedway Corner continue straight ahead towards the village of Ruskington. Once in the village take the second turning on the left into Elmtree Road and the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall having radiator and dado rail.

Cloakroom:

Having low level w.c, hand washbasin, radiator and tiled splashbacks.

Lounge: 4.93m (16'2") x 4.19m (13'9") max

Having fireplace surround, two wall light points, dado rail and coved ceiling. An arch provides access to the:

Dining Room: 3.05m (10'0") x 2.44m (8'0")

Having double radiator, dado rail, patio doors to rear garden and coved ceiling.

Kitchen: 3.05m (10'0") x 2.34m (7'8")

Having wall and base units, worktop, enamel 1½ bowls single drainer sink with monobloc tap, inset electric hob, integral cooker hood, built-in oven, plumbing for automatic washing machine, double glaze drear entrance door, understairs cupboard housing the gas boiler and tiled splashbacks.

Stairs provide access to the **First Floor Landing** having airing cupboard, loft access and dado rail.

Bedroom 1: 3.66m (12'0") x 2.69m (8'10") extending to 3.00m (9'10")

Having radiator.

Bedroom 2: 3.07m (10'1") x 3.00m (9'10") narrowing to 2.62m (8'7")

Having two built-in double wardrobes and radiator.

Bedroom 3: 2.26m (7'5") x 2.13m (7'0") max

Having radiator.

Bathroom:

Being re-fitted and having bath with mixer tap and electric shower unit over, low level w.c, vanity hand washbasin with mixer tap, tiled splashbacks, radiator and extractor fan.

Outside:

The property has a hedge boundary and gravelled parking areas to the front and the **Attached Garage 4.95m (16'3") x 3.05m (10'0")** has an up and over door. A gate provides access to the **Enclosed Rear Gardens** which are South facing and have lawn, borders, patio and are particularly sheltered.



Cloakroom



Lounge



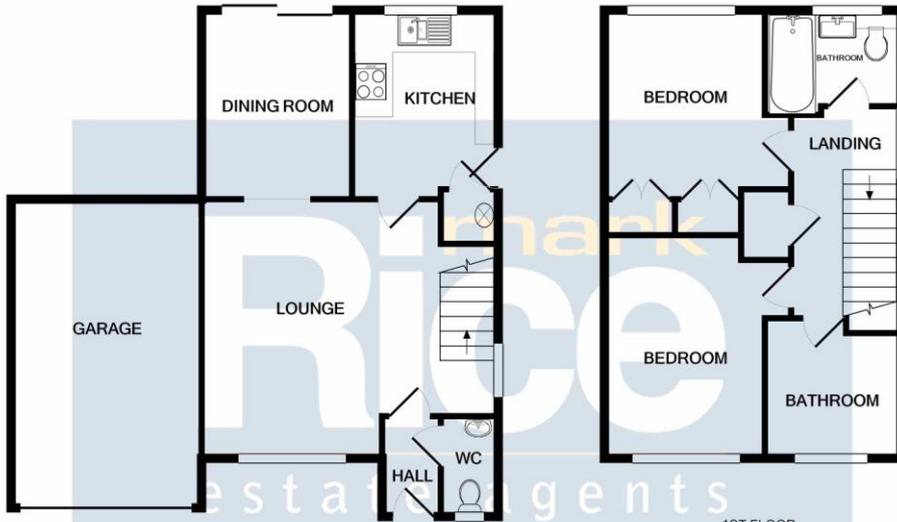
Dining Room



Kitchen



Bedroom 1



GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.6 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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Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		57	81
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 22/9/2020

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