

***ELMTREE ROAD,  
RUSKINGTON, NG34 9FF***



**£230,000**

*With the advantage of No Forward Chain and located within walking distance of this popular Lincolnshire village, a good sized Three Bedroom Detached House with Ample Parking and wider than average Detached Garage. The property is built by Chanceoption Homes and provides accommodation comprising Entrance Hall, Cloakroom, 22'5 x 12'5 Dining Kitchen, Lounge, Conservatory, Three Good Sized Bedrooms, En-Suite and Family Bathroom. Outside a drive provides more than Ample Parking and approaches the Garage with an electric door. The property benefits from Gas Central Heating, UPVC Soffits and fascias and Double Glazing and viewing is 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 Speedway Garage roundabout continue straight ahead towards the village. After entering the village take the second turning on the left hand side into Elmtree Road and follow the road nearly to its end and the property is located on the left hand side as indicated by our 'For Sale' board. The house is located just off Rectory Road.

Double Glazed door provides access to the Hall having radiator, understairs cupboard and coved ceiling.

**Cloakroom:**

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

**Lounge: 4.72m (15'6") x 4.14m (13'7")**

Having radiator, living flame effect gas fire with surround and coved ceiling.

**Dining Kitchen: 6.83m (22'5") x 3.78m (12'5") narrowing to 2.74m (9'0")**

Having wall and base units, fitted worktops, inset gas hob, built-in oven, cooker hood, single bowl single drainer inset sink with monobloc tap, wall mounted combination boiler, tiled splashbacks, plumbing for automatic washing machine, double glazed rear entrance door double radiator, coved ceiling and patio doors to the:

**Conservatory: 3.48m (11'5") x 3.23m (10'7")**

Having glass roof, tiled floor, side door, two wall light points and radiator.

Stairs provide access to the **First Floor Landing** having radiator and loft access.

**Bedroom 1: 4.78m (15'8") x 3.15m (10'4")**

Having radiator and coved ceiling.

**En-Suite:**

Having separate shower cubicle with electric unit, hand washbasin, low level w.c, radiator, tiled splashbacks and extractor fan.

**Bedroom 2: 3.20m (10'6") x 3.15m (10'4")**

Having built-in wardrobe with sliding door and radiator.

**Bedroom 3: 3.58m (11'9") x 2.67m (8'9")**

Having radiator.

**Bathroom:**

Having bath with electric shower unit over, low level w.c, pedestal hand washbasin, white towel radiator, tiled splashbacks and built-in cupboard.



**Cloakroom**



**Lounge**



**Dining Kitchen**



**Further Aspect**

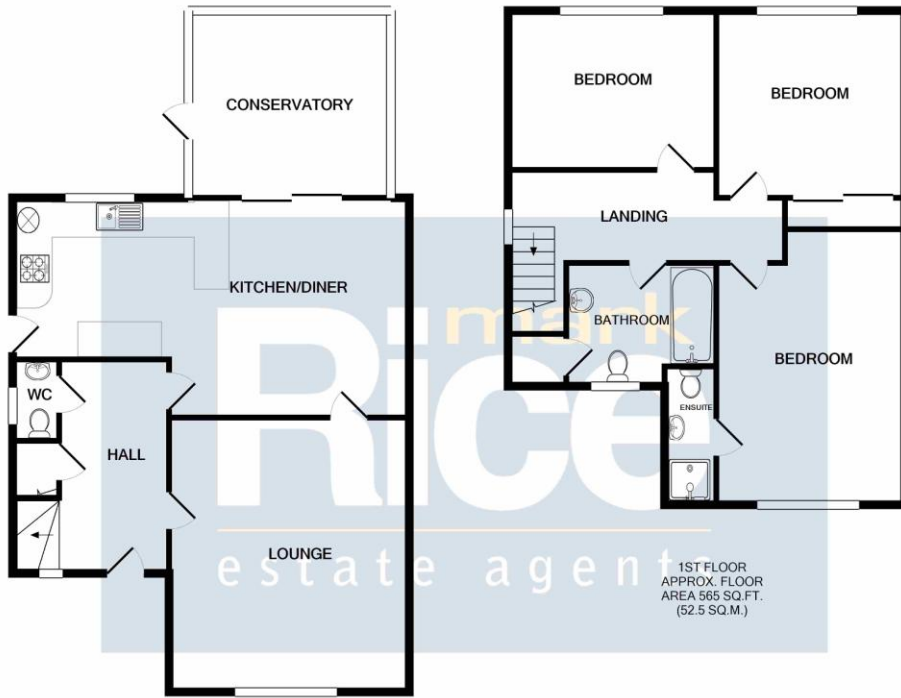


**Conservatory**



**Outside:**

The front gardens are laid mostly to lawn and a gravelled drive provides **Ample Parking** and continues alongside the house to approach the **Detached Garage 5.66m (18'7") x 3.10m (10'2")** having up and over door, side door to garden, loft storage and light and power points. A gate provides access to the **Rear Gardens** with Shed, lawn, patio and a cold water tap is fitted.



GROUND FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.2 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 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



***Rear Garden***

***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 16/10/2020*

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