

***PARK LEA,
RUSKINGTON, NG34 9HU***



£260,000

Located at the head of this Quiet Cul-De-Sac but still within walking distance of the village centre is this Well Presented Three Bedroom Detached Bungalow offered to the market with No Onward Chain. The property has been well maintained and offers a Good-Sized Tandem Driveway, South Facing Rear Gardens, Three Double Bedrooms and Refitted Shower Room. Further benefiting from Gas Central Heating and Double Glazing, the full accommodation comprises Entrance Hall, Kitchen with Breakfast Area, Lounge, Three Double Bedrooms, Shower Room and Garage. Outside the Rear Gardens are Well Maintained with a large patio area, perfect for entertaining. Early viewing of the property is strongly recommended to fully appreciate the position and condition.

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 towards Ruskington on the A153, after entering the village, continue straight over the mini roundabout into Church Street. Take the next turning on the right into High Street and left into Parkfield Road. Follow the road and take the second turning on the right into Park Lea and the property is located at the head of the Cul-De-Sac.

Part glazed double glazed door provides access to the **Entrance Hall** having coved ceiling, radiator and loft access which is partially boarded.

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

Having a range of matching wall and base units with work top over, 1 1/2 ceramic inset drainer sink with monobloc tap, double eye level electric oven, inset gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for under counter fridge and freezer, tiled splashbacks, coved ceiling, rear entrance door and radiator.

Lounge: 3.20m (10'6") x 5.33m (17'6")

Having electric fire with surround, coved ceiling, radiator and patio door to rear garden.

Bedroom 2/Dining Room: 3.20m (10'6") x 3.07m (10'1")

Having coved ceiling and radiator.

Bedroom 1: 3.20m (10'6") x 3.45m (11'4")

Having coved ceiling and radiator.

Bedroom 3: 2.95m (9'8") x 3.58m (11'9") max

Having fitted wardrobe with sliding mirror doors, coved ceiling and radiator.

Shower Room:

Having low level w.c and adjoining vanity hand washbasin with monobloc tap, walk-in double shower cubicle with mains fed shower and entrance start/stop button, coved ceiling, extractor fan and radiator.

Outside:

A block paved tandem drive provides off road parking for approximately two vehicles and approaches the **Single Garage 2.67m (8'9") x 5.79m (19'0")** having up and over door, wall mounted combination central heating boiler, light, power points, utility area with space and plumbing for washing machine and space for tumble dryer. The remainder of the front is laid mainly to lawn with decorative low maintenance shrubs and patio path to the side. The well-manicured rear gardens are South Facing with extensive patio areas, lawn, borders with a variety of shrubs and hedges and pergola. The gardens are fully enclosed by timber fencing and a cold-water tap is fitted.



Kitchen



Lounge



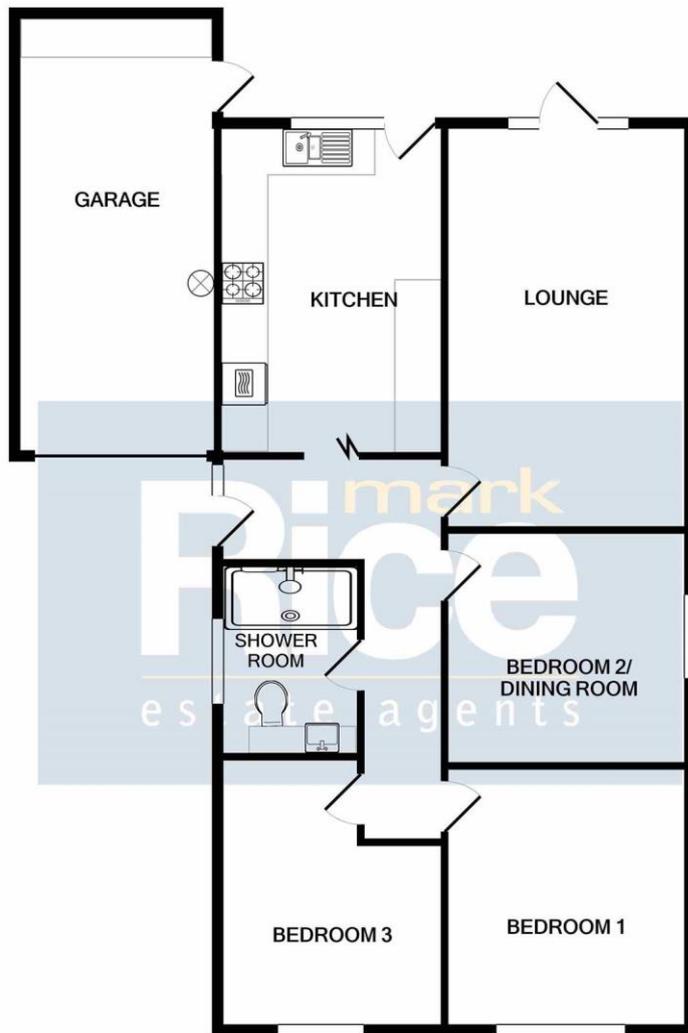
Bedroom 2/Dining Room



Bedroom 1



Bedroom 3



TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 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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Shower Room



Rear Garden



Further Aspect

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 21/03/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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