

**GRANGE CLOSE
RUSKINGTON NG34 9FB**



£425,000

A stunning and extended four double bedroom Chanceoption executive family home situated within a quiet cul-de-sac close to the village centre. This immaculate home offers plenty of space having been extended to now provide a 29'0" high spec living kitchen with feature glass wall, a range of integrated Neff appliances, and four reception areas. Further improvements have been made throughout the property including full redecoration, solid oak internal doors, feature glass staircase, and refitted ensuite and cloakroom. The full accommodation further benefits from owned solar panels, gas central heating and double glazing and comprises entrance hall, cloakroom, study, lounge, further living room, living/dining kitchen, utility room, four bedrooms with ensuite to master, and large family bathroom. Outside a block paved drive provides ample parking for a number of vehicles and leads to the detached double garage, whilst the rear gardens are fully enclosed and wrap around the property. Early viewing of this property is an absolute must to truly appreciate its presentation and location.

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 Speedway roundabout continue straight ahead towards the village of Ruskington. Continue into the village and at the mini-roundabout turn left into Rectory Road. Take the first turning on the left into Elmtree Road, right into Hurn Close, left into Grange Road and right into Grange Close. The property is located on the right-hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Entrance Hall** having glass staircase, radiator and understairs storage cupboard.

Cloakroom:

Being 1/2 tiled and having low level w.c, vanity hand washbasin with monobloc tap and chrome towel radiator.



Study: 3.71m (12'2") x 2.87m (9'5")

Having a range of built-in furniture including desks and draws, and radiator.



Lounge: 4.95m (16'3") x 3.86m (12'8")

Having bow window, living flame effect Gas fire with surround, dado rail and radiator.



Extended Dining Kitchen: 8.84m (29'0") x 3.86m (12'8") Max

Having an extensive range of units with 1 1/2 inset drainer sink with monobloc Quooker to provide instant hot and filtered cold water, a range of integrated Neff appliances including dishwasher, full height fridge and freezer, second full height freezer, and two eye level electric ovens. Feature radiator, tiled floor with underfloor heating to the dining area, ceiling downlighters and further concealed lighting. A further feature central island includes draws and cupboards, 5 ring Gas hob, breakfast bar area and extractor unit over. The glass wall within the dining area is situated within the apex to the Northern elevation with Bi-fold doors.



Dining/Living Area:



Living Room: 4.09m (13'5") x 3.84m (12'7")

Having French doors to garden, tiled floor, wood burning stove, ceiling downlighters, and radiator.



Utility Room: 4.06m (13'4") x 1.96m (6'5")

Having base units with worktop over, inset stainless drainer sink with monobloc tap, space and plumbing for washing machine, space and vent for tumble dryer, and double glazed rear entrance door.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access and airing cupboard housing the central heating boiler.

Bedroom 1: 4.14m (13'7") x 3.96m (13'0")

Having two double built-in wardrobes with bi-fold doors, and radiator.



Ensuite:

Having low level w.c, vanity hand washbasin with monobloc tap, separate corner shower cubicle with mains fed Victorian style shower and mixer taps, chrome towel radiator, and extractor fan.



Bedroom 2: 3.48m (11'5") x 2.49m (8'2")

Having radiator.



Bedroom 3: 3.48m (11'5") x 2.49m (8'2")

Having radiator.

Bedroom 4: 2.92m (9'7") x 2.67m (8'9")

Having radiator

Bathroom: 3.53m (11'7") x 2.13m (7'0")

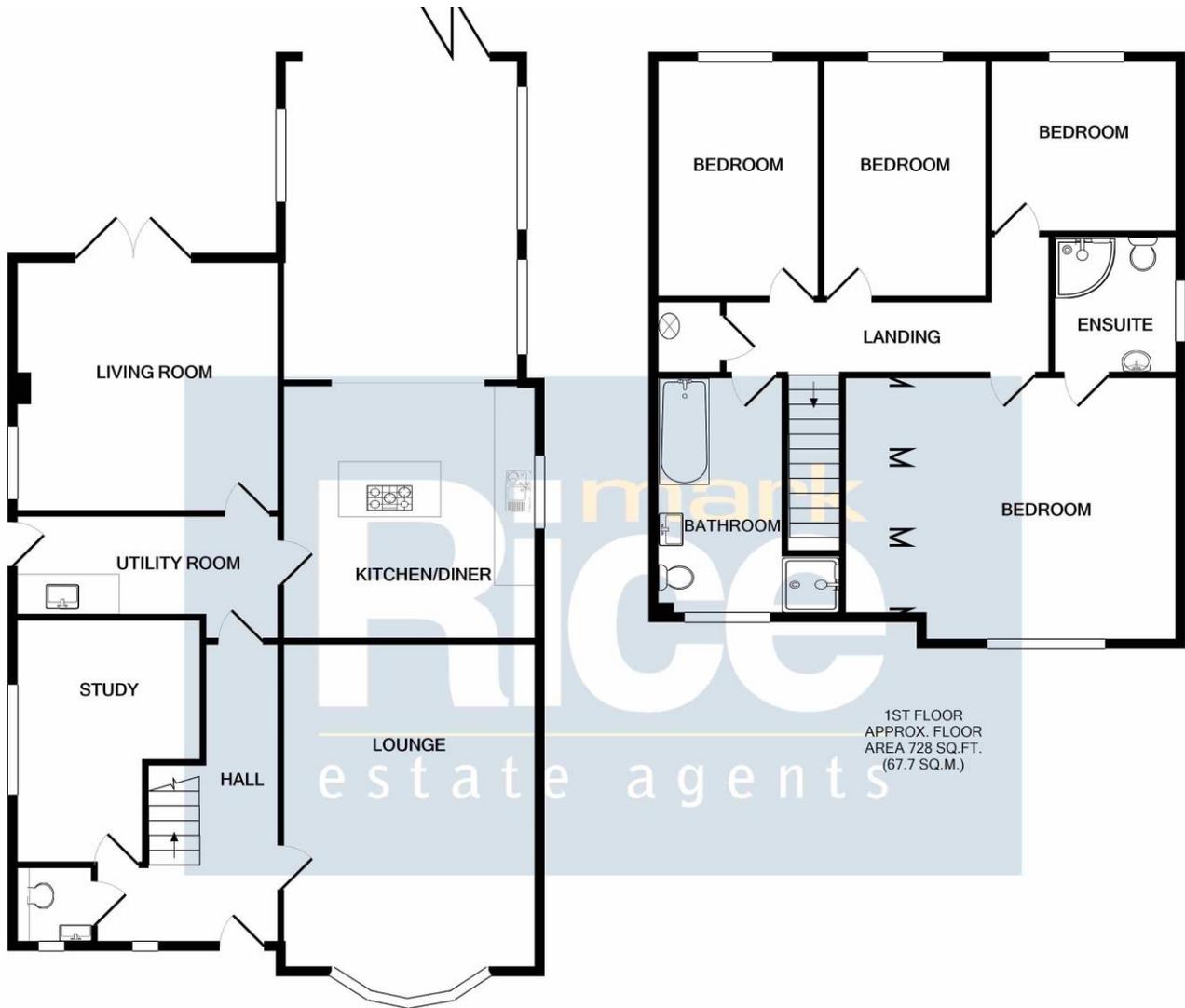
Being 1/2 tiled and having low level w.c, vanity hand washbasin with monobloc tap, bath with mixer taps, separate mains fed shower cubicle, chrome towel radiator, tiled floor, ceiling downlighters, and extractor fan.



Outside:

*The front gardens are laid to lawn with border, an extensive block paved gated drive provides parking for a number of vehicles and approaches the **Detached Double Garage** with up and over door, loft storage, personnel door to garden, and light and power points. The fully enclosed side and rear gardens have a large 'L' shaped patio area adjacent to the rear of the property and with raised borders and a further lawned area to the side, forming a pleasant and particularly private retreat.*





GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1737 SQ.FT. (161.4 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		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(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	

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 28/03/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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