

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



£175,000

A spacious and well presented Two Bedroom Semi Detached House with a much larger than average Garage, ideal for vehicle storage and offered to the market with No Forward Chain. The property would make an ideal first time or investment purchase and is located within walking distance of the village centre and its amenities. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Ground Floor Cloakroom, Kitchen, Lounge Two Double Bedrooms and Family Bathroom with separate shower cubicle. Outside there is a drive providing Off Road Parking and the Rear Garden is fully enclosed and West facing. To fully appreciate the accommodation available and its convenient setting, viewing of this property is strongly 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, at the Speedway Corner roundabout, take the first exit signed Ruskington and proceed into the village. At the next roundabout, take the first exit into Rectory Road and take the first turning on the left into Elmtree Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the entrance **Hall** having coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps and tiled splashbacks.

Kitchen 4.47m (14'8") x 2.90m (9'6")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, wall mounted Worcester Bosch combination boiler, space and plumbing for washing machine and dishwasher, tiled splashbacks, ceiling downlighters coved ceiling and tall radiator.

Lounge: 4.44m (14'7") x 4.42m (14'6")

Having floating electric fire with free standing hearth, coved ceiling, radiator and patio doors providing access to the rear garden.

Stairs from the lounge provide access to the **First Floor Landing** having loft access and smoke alarm.

Bedroom 1: 4.34m (14'3") x 3.40m (11'2")

Having built-in double wardrobe and radiator.

Bedroom 2: 4.04m (13'3") x 2.49m (8'2")

Having radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower attachment over, separate shower cubicle with electric shower, tiled splashbacks, radiator and extractor fan.

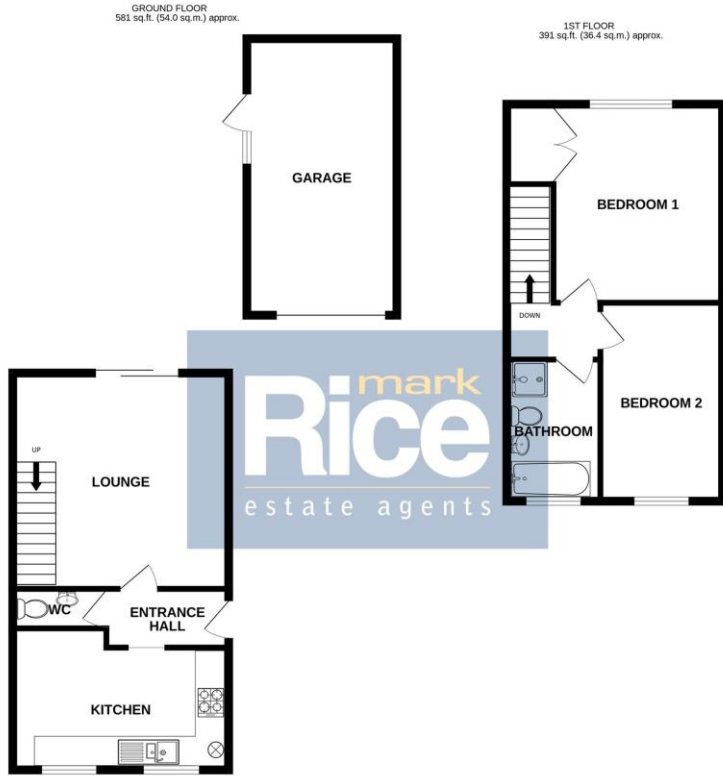
Outside:

A block paved drive provides **Parking** for several vehicles and approaches the **Detached Garage 5.66m (18'7") x 2.18m (7'2")** having a manual up and over door, power, lighting, loft storage and a personal door to the rear garden. The remainder of the front is laid to lawn for ease of maintenance and a timber gate provides access to the **Rear Garden** which is laid

**Kitchen****Lounge****Bedroom 1****Bedroom 2****Bathroom**

predominantly to lawn with a patio area. The garden is enclosed by timber fencing and an outside light is fitted and a Timber Shed is included.

Council Tax Band A



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(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 7/2/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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