

***MEADOWBROOK,
RUSKINGTON, NG34 9FJ***



£182,500

A spacious Two Double Bedroom Semi Detached House, built in 2002 by Chanceoption Builders and offering more than Ample Parking and a Fully Enclosed Rear Garden. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Cloakroom, Breakfast Kitchen, Lounge, Conservatory Two Double Bedrooms and Bathroom. Outside, there is a gravelled drive to the front and the Rear Garden is fully enclosed and particularly private as it is not overlooked.

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 and proceed into the village of Ruskington. Continue to the next roundabout and take the first exit into Rectory Road. Follow the road as it bears to the right into Lincoln Road and take the second turning on the left into Meadowbrook where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap and radiator.

Breakfast Kitchen: 3.40m (11'2") x 3.07m (10'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, space for electric cooker, space and plumbing for washing machine, tiled splashbacks, wall mounted Worcester Bosch condensing boiler, coved ceiling and radiator.

Lounge: 4.62m (15'2") x 4.32m (14'2")

Having feature electric fire with surround, understairs store cupboard, coved ceiling, radiator and French doors providing access to the Conservatory.

Conservatory: 3.78m (12'5") x 3.40m (11'2")

Having solid roof and French doors to the rear garden.

Stairs from the Lounge provide access to the first floor landing having loft access and dado rail.

Bedroom 1: 4.62m (15'2") x 3.12m (10'3")

Having radiator.

Bedroom 2: 3.53m (11'7") x 2.49m (8'2")

Having built-in store cupboard and radiator

Bathroom:

Being part tiled and having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over with shower screen, and radiator.

Outside:

The drive has been extended to replace the front garden and is laid to gravel for ease of maintenance and to provide **Off Road Parking** for approximately four vehicles. A timber gate provides access to the **Rear Garden** with a lawn area, separate patio area with gravelled border, timber shed and summer



Breakfast Kitchen



Lounge



Further Aspect

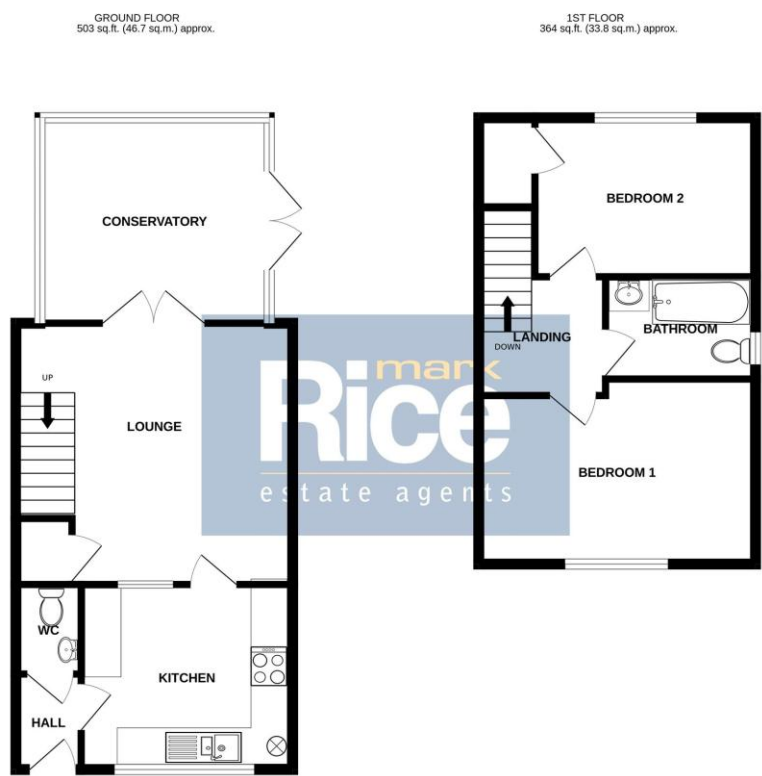


Conservatory



Bedroom 1

house, all enclosed by timber fencing, and a cold water tap is fitted.
Council Tax Band B.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



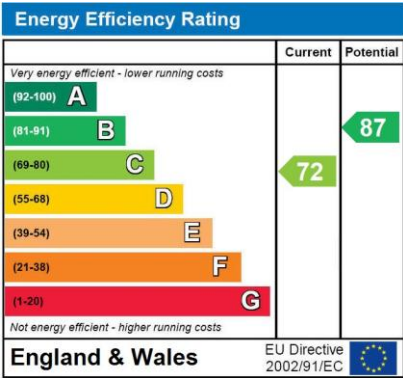
Bathroom



Rear Garden



Further Aspect



Agent's 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 21/06/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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