

***CHURCH STREET,  
RUSKINGTON, NG34 9DU***



**£70,000**

*Located in the centre of this popular and thriving village, a One Bedroom First Floor Flat providing good size and secure accommodation. The property is accessed from the front of the building and is Double Glazed and benefits from Electric Heating to accommodation comprising Ground Floor Lobby Area with stairs to the first floor landing, Lounge, Double Bedroom, Dining Kitchen with store cupboard and Shower Room. This flat could be purchased with the ground floor flat and be converted into one property if required (subject to the necessary permissions).*

**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 continue straight ahead towards Ruskington. At the next roundabout, continue straight ahead again into Church Street where the property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Lobby** with a store area and stairs to the first floor landing.

**Lounge:** 4.50m (14'9") x 3.17m (10'5")

Having two windows and two electric heaters.

**Bedroom:** 3.48m (11'5") x 3.45m (11'4") max

Having electric heater and loft access.

**Dining Kitchen:** 3.25m (10'8") x 2.77m (9'1")

Having wall and base units, worktop, sink with mixer tap, space for electric cooker and built-in cupboards.

**Shower Room:**

Having separate shower cubicle with electric shower unit, pedestal hand washbasin with mixer tap, low level w.c, chrome towel radiator and tiled splashbacks.

**Agent's Note:**

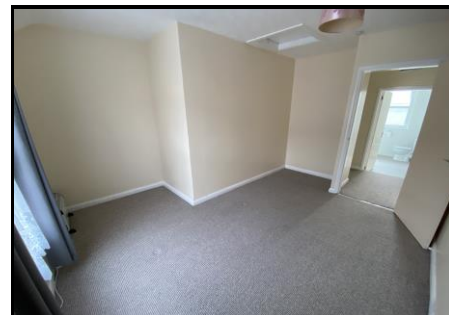
This property is offered on a Leasehold basis with the lease being 999 years from 28/2/89. Ground Rent is payable on an annual basis of £25.00.

Due to the property being attached to an A5 commercial building, it is unlikely that a mortgage will be obtained on this.

Council Tax Band A.



**Lounge**



**Bedroom**



**Kitchen**



**Shower Room**

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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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**Agent 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 21/06/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**