

***HOLME LANE,
RUSKINGTON, NG34 9DN***



£195,000

Located in the heart of this thriving village and offered to the market with No Forward Chain, a Three Bedroom Detached Cottage with Double Garage in need of modernisation throughout. The property offers generous accommodation measuring approx. 1480 sq ft comprising Entrance Porch, Dining Room, Lounge, Kitchen, Ground Floor Cloakroom, Three Double Bedrooms and Family Bathroom. There is an Integral Double Garage and the Garden is fully enclosed and particularly private. The property is in need of full modernisation and therefore offers the opportunity for a potential buyer to put their own stamp on this character home.

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 signposted Ruskington and proceed into the village. At the mini roundabout, take the third exit onto Station Road and take the third turning on the left into Holme Lane where the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance porch provides access to the:

Dining Room: 4.75m (15'7") x 3.81m (12'6")

Having electric fire, electric storage heater and understairs storage cupboard.

Living Room: 4.75m (15'7") x 3.28m (10'9")

Having feature electric fire with surround, electric storage heater and smoke alarm.

Kitchen: 3.17m (10'5") x 2.92m (9'7")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, double eye level electric oven, inset five ring electric hob, tiled splashbacks and water softener.

Inner Hall: Providing access to the Cloakroom & Integral Double Garage.

Cloakroom:

Having close coupled w.c and floating hand washbasin with pillar tap.

Garage: 4.62m (15'2") x 4.72m (15'6")

Having electric up and over door, power, lighting and personal door to the garden.

Stairs from the Dining Room provide access to the **First Floor Landing** having store cupboard.

Bedroom 2: 4.80m (15'9") x 3.30m (10'10")

Having traditional fireplace, vanity hand washbasin with pillar tap and electric hot water tap, cupboard housing close coupled w.c and extractor fan.

Bedroom 3: 2.97m (9'9") x 2.69m (8'10")

Having feature fireplace.

Inner Hall:

Having loft access.



Dining Room



Living Room



Kitchen



Bedroom 2



Bedroom 3

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps and free standing vanity unit below, panelled bath with pillar taps and electric shower over and airing cupboard.

Bedroom 1: 4.72m (15'6") x 4.32m (14'2")

Having full width built-in wardrobes, vanity hand washbasin with pillar taps and tiled splashbacks and electric storage heater.

Outside:

A composite security door provides access to the property from the road directly into the Rear Garden, having a paved path, lawn area and well stocked borders, with a number of mature hedges.

Council Tax Band D.

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 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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Bathroom



Bedroom 1



Garden



Entrance & Garage

- 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 15/01/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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