



29 MOOR PARK, RUSKINGTON, LINCOLNSHIRE, NG34 9AJ
£200,000 FREEHOLD

NO CHAIN This superbly presented Two Bedroom Semi-Detached Bungalow benefits no onward chain. The property boasts a driveway leading to a detached garage, mature rear garden and a recently improved modern interior. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms and Shower Room. A viewing is highly advised!

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ACCOMMODATION

Entrance Hall - Approached via a part glazed UPVC door to the side aspect, power point, radiator and loft access.

Lounge - 18'7" x 10'9" (5.66m x 3.28m) With a UPVC bay window to front aspect, electric fire with wooden surround, power points, television point, radiator and coving to ceiling.

Kitchen/Diner - 14'7" x 10'6" (4.45m x 3.2m) Benefitting from a range of modern base and eye level units with granite effect bevel edged work top over, one and a half bowl stainless steel sink, space for cooker, space for fridge/freezer, space and plumbing for washing machine, power points, storage cupboard with wall mounted gas fired combi boiler and UPVC window to front and side aspect.

Bedroom One - 12'2" x 10'9" (3.7m x 3.28m) Boasting UPVC french doors with two full height side windows to rear aspect onto the garden, radiator, power points and coving to ceiling.

Bedroom Two - 10'6" x 7'2" (3.2m x 2.18m) Having UPVC window to rear aspect, radiator and power points.

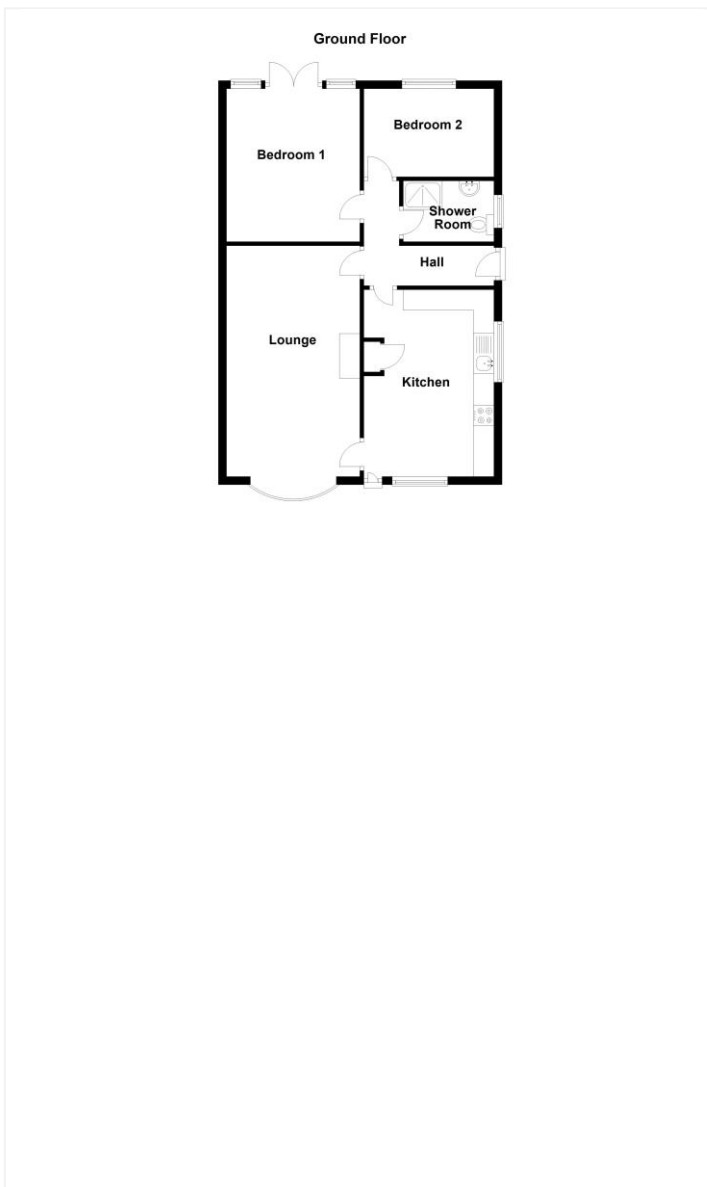
Shower Room - Benefitting from a three piece suite comprising double shower cubicle with mains fed shower over, low level WC, hand wash basin, chrome heated towel, radiator, tiled walls and UPVC window to side aspect.

Outside - To the front of the property is a lawned area well stocked with various hedges and plants. To the side of the property is a concrete driveway providing off street parking for two cars, leading to the detached garage.

The rear garden is well proportioned size, principally laid to lawn with well-established with mature trees, plants and shrubs, outside tap and fencing to all aspects.

Detached Garage - 16'8" x 8'7" (5.08m x 2.62m) Having up and over door to front aspect, personal door to side aspect, light and power point.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+) A			87
(81-89) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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