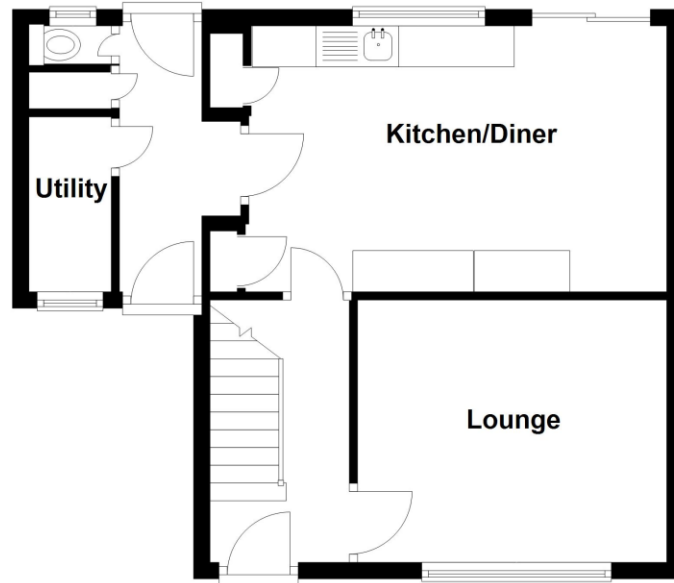


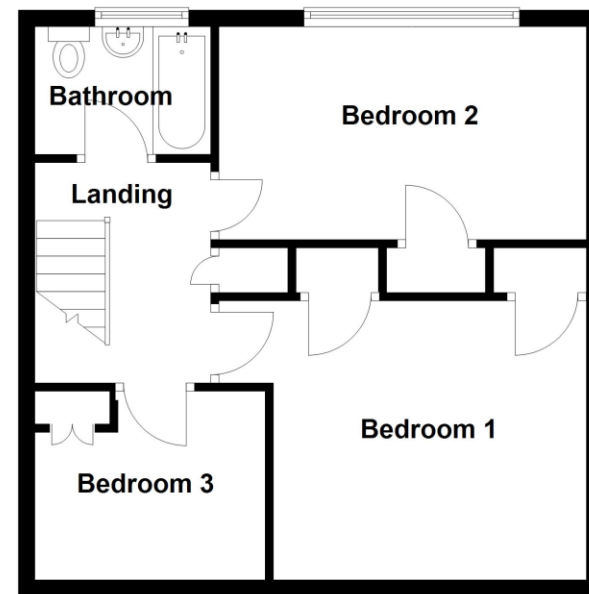
EPC TO FOLLOW



Ground Floor
Approx. 43.3 sq. metres (466.5 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 88.4 sq. metres (952.0 sq. feet)



33 Queensway & Adjacent Plot, Ruskington, Lincolnshire, NG34 9EX

£395,000 Freehold

We are pleased to offer for sale with this exciting opportunity to purchase a large three bedroom semi-detached home with a garden extending to close to 0.2 acres subject survey with a building plot adjacent to this house which has outline planning permission for a large detached home with double garage. The size of this is Approximately 340 m² with approximately 0.2 acres of land subject to survey. The property itself comprises of Entrance Hall, Lounge, Kitchen/Diner, Utility, Study Area, Three spacious Bedrooms upstairs and a Family Bathroom. To the front of the property will remain a driveway providing off-street parking. The building plot which sits adjacent to the house will have an initial shared driveway with 33 Queensway which then leads onto its own private driveway with this potential home nestled in the corner of the cul-de-sac. There is a strip of garden land situated behind the house and plot which has been retained by the current owners and will be sold with both the house and plot. Both properties will have a garden measuring up to approximately 0.2 acres subject to survey.

Please contact the agent for more information.



ACCOMMODATION

Lounge - 14'9" x 10'6" (4.5m x 3.2m)

Kitchen/Diner - 18'2" x 10'7" (5.54m x 3.23m)

W/C

Utility/Study

Bathroom

Bedroom1 - 11'10" x 10'6" (3.6m x 3.2m)

Bedroom 2 - 14'8" x 8'6" (4.47m x 2.6m)

Bedroom 3 - 9'2" x 7'6" (2.8m x 2.29m)

LOCAL AUTHORITY

TENURE

Freehold

