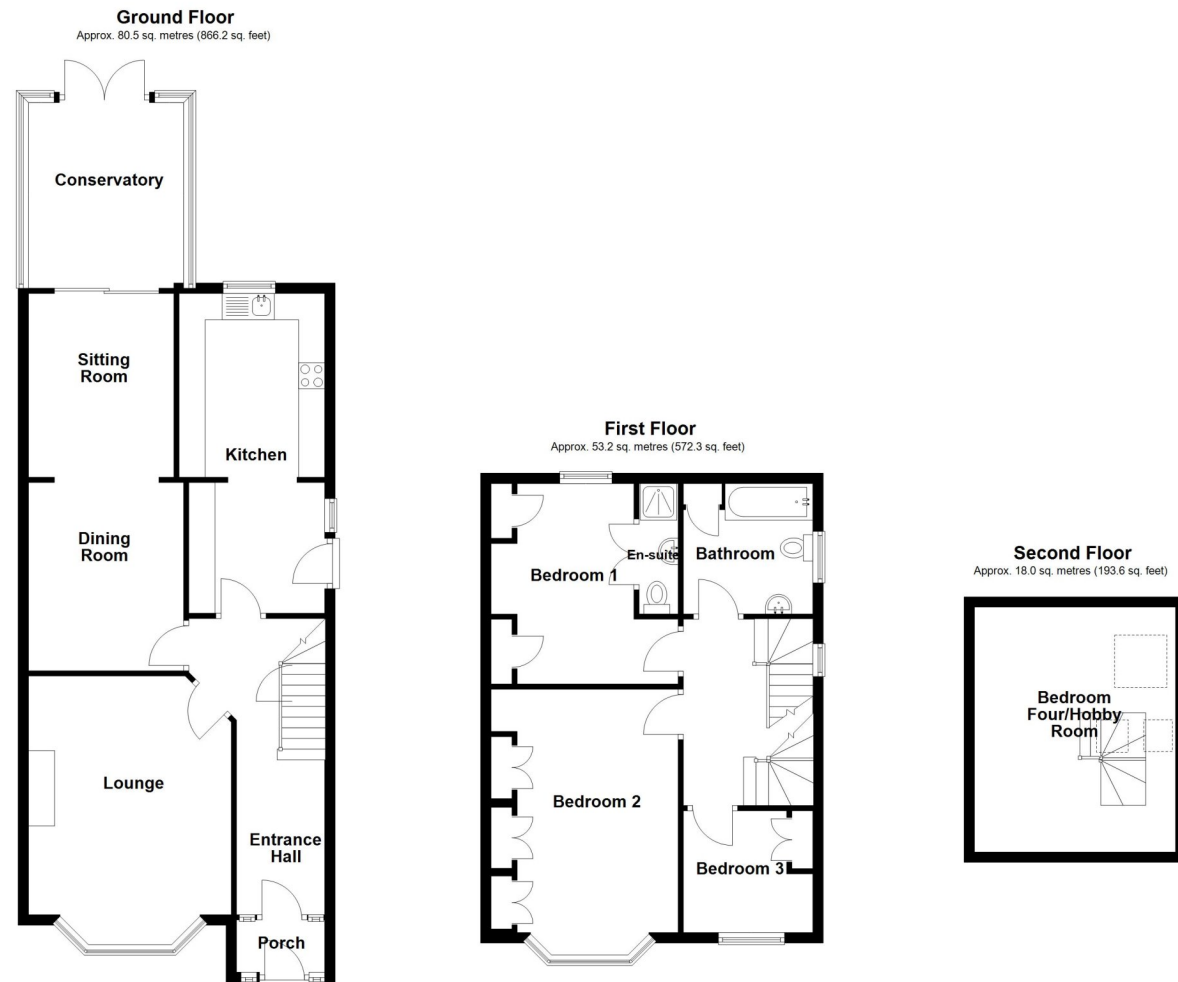


Lincoln Road, Ruskington, Sleaford

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.

EPC TO FOLLOW



Total area: approx. 151.6 sq. metres (1632.1 sq. feet)



6 Lincoln Road, Ruskington, Sleaford, Lincolnshire, NG34 9AW

£365,000 Freehold

We are pleased to offer for sale this lovely Four Bedroom Detached Home situated within close proximity of the extremely popular and well served village of Ruskington.

Winkworth

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See things differently.

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FOUR BEDROOM DETACHED FAMILY HOME | SET BACK FROM THE ROAD | AMPLE PARKING | DETACHED GARAGE | LARGE REAR GARDEN | NON OVERLOOKED | EXTENDED BY CURRENT OWNER | LOFT CONVERSION TO A HOBBY ROOM/BEDROOM 4 | ENSUITE TO MASTER | BAY FRONTED WINDOWS | CHARACTER FEATURES | CONSERVATORY | POPULAR VILLAGE LOCATION | SHORT WALK TO VILLAGE CENTRE

Winkworth

See things differently.

DESCRIPTION

This property boasts a combination of family home of modern living, whilst still retaining many character features. The current owner has extended the property and also had the loft converted into another Bedroom/Hobby Room, providing flexible living accommodation. The Kitchen & Dining Room were extended out the back to create another Sitting Room, and a much larger Kitchen, enabling space for a Dining table.

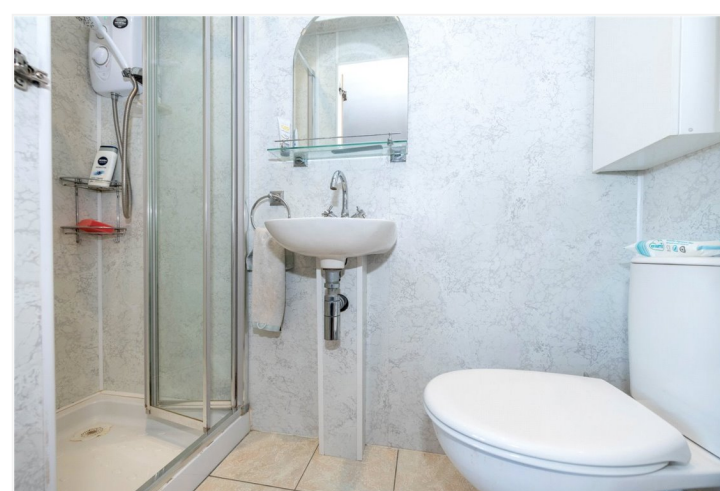
There is also a lovely Conservatory that was added on by the current vendor, with French doors opening out onto the stunning and larger than average rear garden, which is non overlooked, and maintained to a high standard.

Another quirky, yet extremely convenient change made, was an En-Suite was added into the Master Bedroom where the old built in wardrobes were. So what seems to be built in storage, once the doors open, turns out to be a very modern En-Suite Shower Room, with the Bedroom still having built in wardrobes on the other side of the room.

To the front, there is a concrete driveway with a turning area, providing ample off street parking for up to four vehicles.

The accommodation comprises of Entrance Hall, Lounge, Dining Room, Sitting Room, Kitchen, Conservatory, Two Double Bedrooms and a Third Single Bedroom, Family Bathroom and then a Four Bedroom/Hobby Room on the second floor, with eaves storage and 3 Velux windows enjoying views over parts of Ruskington.

A viewing of this rarely available type of property is highly recommended to appreciate the size of the house, plot and its position.



Bedroom 2 - 15'2" x 11'9" (4.62m x 3.58m)

Bedroom 3 - 7'8" x 0'7"5 (2.34m x 0.18m5)

Bedroom 4/Hobby Room - 15'4" x 13'7" (4.67m x 4.14m)

Bathroom - 8'2" x 8'2" (2.5m x 2.5m)

Detached Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall

Lounge - 15'2" x 12'8" (4.62m x 3.86m)

Dining Room - 11'9" x 9'9" (3.58m x 2.97m)

Dining Room - 9'2" x 8'2" (2.8m x 2.5m)

Kitchen - 11'2" x 9'2" (3.4m x 2.8m)

Sitting Room - 11'6" x 9'2" (3.5m x 2.8m)

Conservatory - 11'8" x 9'9" (3.56m x 2.97m)

Bedroom 1 - 12'7" x 11'9" (3.84m x 3.58m)

En-suite