



Hurn Close, Ruskington Sleaford NG34 9FE

welcome to

Hurn Close, Ruskington Sleaford

Tucked away in a popular residential area of Ruskington, is this well-presented bungalow offering a spacious kitchen, wet room and bright lounge with doors opening onto an enclosed courtyard garden. Benefits include allocated parking and no onward chain, ideal for a straightforward move. NO CHAIN.



Lounge

Featuring an electric fire, radiator, TV point, window to the rear and French doors to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, gas oven, hob, plumbing for washing machine, space for fridge freezer, pantry cupboard, vinyl flooring, radiator and window to the front.

Bedroom One

There is a radiator and window to the front.

Bedroom Two

Having a radiator and window to the rear.

Wet Room

Having a shower, wash hand basin, WC, heated towel rail and extractor.

Outside Front

To the front of the property there is allocated parking for one vehicle.

Rear Courtyard

There is an enclosed courtyard to the rear.

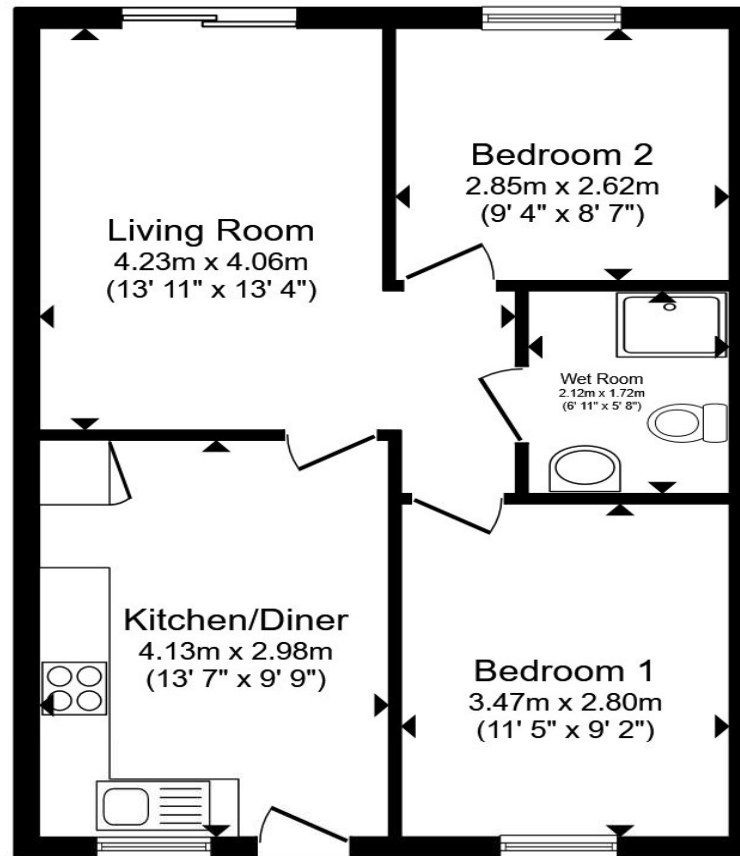
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ground Floor

Total floor area 49.5 m² (532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

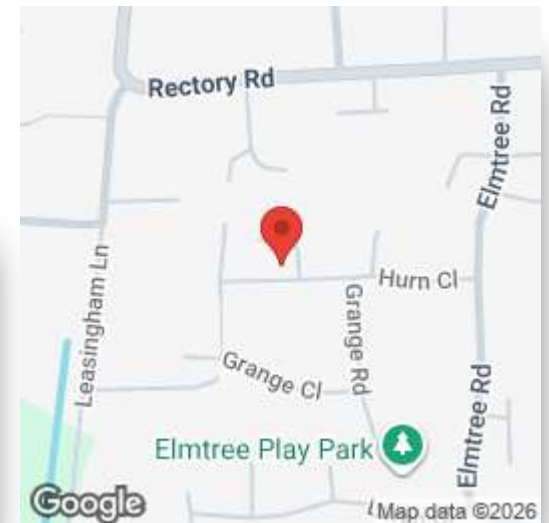
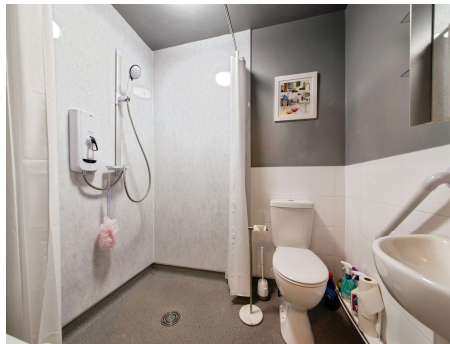
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Hurn Close, Ruskington Sleaford

- Popular residential location
- Two double bedrooms
- Allocated parking space
- Mobility friendly wet room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113184 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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