

## Whitehouse Road, Ruskington, Sleaford, NG34 9TP



**Asking Price £350,000 Freehold**



Nestled in a tranquil cul-de-sac on Whitehouse Road in Ruskington, Sleaford, this charming detached bungalow offers a perfect blend of comfort and style. Spanning an impressive 1,526 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are greeted by a welcoming hallway that leads to a spacious living room, seamlessly connected to a dining area through an elegant archway. This layout is perfect for entertaining guests or enjoying family meals. The highlight of the home is undoubtedly the stunning pitched roof garden room, featuring a delightful sunburst window that floods the space with natural light, creating a warm and inviting atmosphere.

For those who appreciate practicality, the bungalow includes a separate utility room and three toilets, ensuring convenience for all residents and visitors. The property also offers ample parking, accommodating up to six vehicles, including a single garage, which is a rare find in such a peaceful setting. EPC rating: TBC Council Tax Band: D

With its generous living spaces and thoughtful design, this bungalow is not just a house; it is a place to create lasting memories. Whether you are relaxing in the garden room or enjoying the serenity of the cul-de-sac, this home is sure to impress. Do not miss the opportunity to make this delightful property your own.

**Hallway**  
14'2" x 8'3"



An extremely generous sized hallway with carpeted flooring, entered through a upper glazed UPVC door with frosted glass with an adjacent full length frosted glass panel to the right, two storage cupboards in here one for coats, the other having shelves with a radiator in there for airing clothes, loft access with ladders into boarded attic with insulation and light.

**Living Room**  
19'7" x 11'9"



Bowed window to the front elevation, and a window to the side elevation, carpeted flooring, marble fire surround and hearth with inset living flame gas fire and archway into dining room.

**Dining Room**  
8'2" x 9'10"



Entered through an archway off the living room or through doorway off the kitchen, having window to the front elevation with radiator underneath, pendant lighting and carpeted flooring.

**Garden Room**  
11'4" x 20'2"



Very generous garden room built roughly in 2006, having windows to 2 elevations, benefiting from a fully insulated pitched roof with a sunburst window on the gable end with double doors opening to the patio below, having one double and one single radiator, two wall lights and a ceiling fan with three light bulbs. The room can be accessed either from the master bedroom or bedroom three.

**Kitchen**  
10'8" x 9'10"



Having window to the side elevation, tiled flooring, multi point light unit on the ceiling, a range of wall and base units with laminate worktops and tiled splash-back, integrated dishwasher, ceramic one and half bowl sink with chrome mixer tap, freestanding electric cooker with splash-back tiling and stainless steel extractor hood above.

**Utility**  
7'2" x 9'10"



Having fully glazed UPVC door to the side elevation, tiled flooring, matching units from the kitchen, cupboard housing the boiler, laminate worktops matching the kitchen and a round stainless steel sink with chrome mixer tap, tiled splash-back, plumbing and space for two under counter appliances, double radiator, pendant

lighting, space for a tall fridge freezer, located in here is the electric consumer unit for the house.

## **Master Bedroom** **14'8" x 11'5"**



Having sliding fully glazed UPVC patio doors leading to the garden room, carpeted, flooring, pendant lighting, space for wardrobes and drawers and a double radiator.

## **En-suite** **4'9" x 5'5"**



Having window to the front elevation with frosted glass, tiled flooring, single radiator, mirrored medicine cabinet, pedestal sink with mixer tap, close-coupled toilet, enclosed shower cubicle with electric shower, mirror and light.

## **Bedroom 2** **11'5" x 9'10"**



Window to the rear elevation, laminate flooring, pendant lighting, single radiator and double wardrobes with mirror that will stay with the property.

## **Bedroom 3** **11'5" x 9'11"**



Having a fully glazed door with adjacent glass panel leading to the garden room, carpeted flooring, double radiator and pendant lighting.

**Bathroom**  
6'9" x 9'10"



Having window to the side elevation with frosted glass, tiled flooring, walls are tiled floor to ceiling, three piece suite consisting of paneled bath with mixer tap and shower assembly over, pedestal sink, close-coupled toilet, single radiator, mirror and light with shaver sockets above.

**WC**  
3'5" x 7'4"



Small window to front elevation located high up for extra privacy, tiled flooring, pedestal sink and close-coupled toilet, pedestal sink with tiled splash-back with mirror above and a pendant light.

**Garage**  
17'2" x 8'11"



Garage with a up and over door, window to the rear elevation with useful workbench and old kitchen cabinets at the rear with electric sockets.

## Outside



The front garden is laid mainly to lawn with some perimeter shrubs and bushes, a pathway all the way around the property leading to the rear which is low maintenance having paving and graveled areas featuring the lovely garden room. The drive way is large enough for up to 5 to 6 cars and is all block paved.

## Features

The property has UPVC double glazing, gas central heating with radiators to all rooms via a Combi boiler located in the utility room.

It has a modern electric consumer unit and a boarded and insulated attic, EPC rating: TBC Council Tax Band: D

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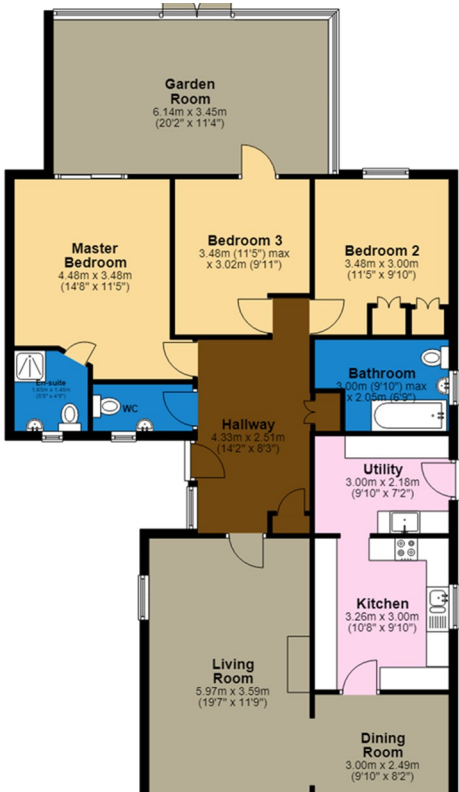
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

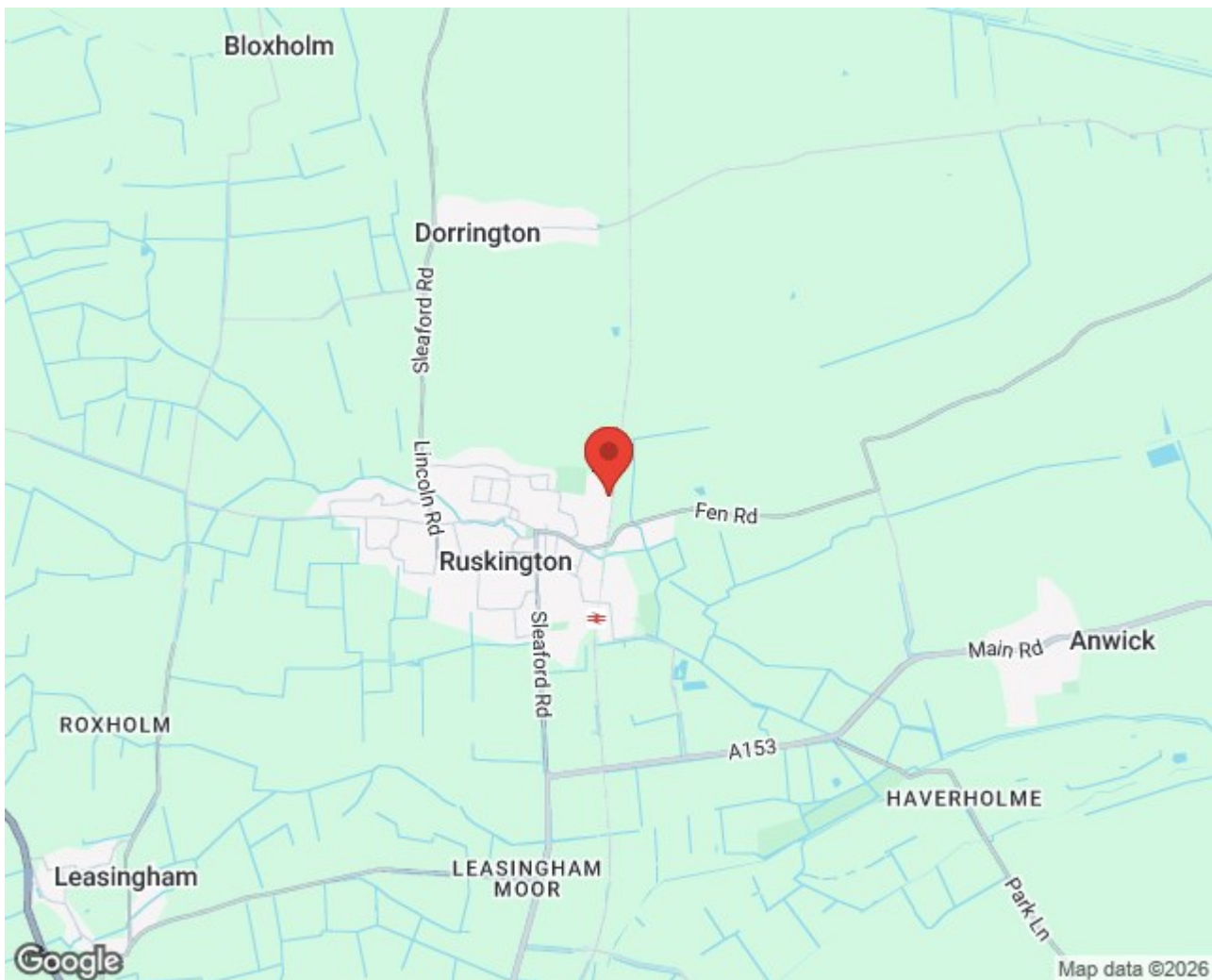
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## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 66                                                                                                          | 74        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |