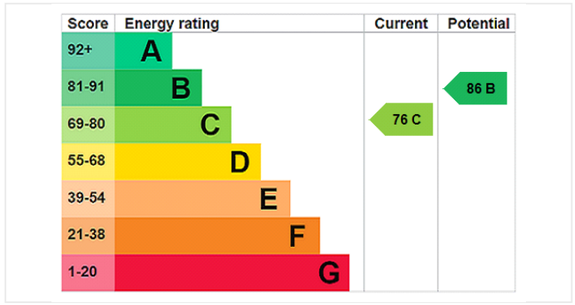
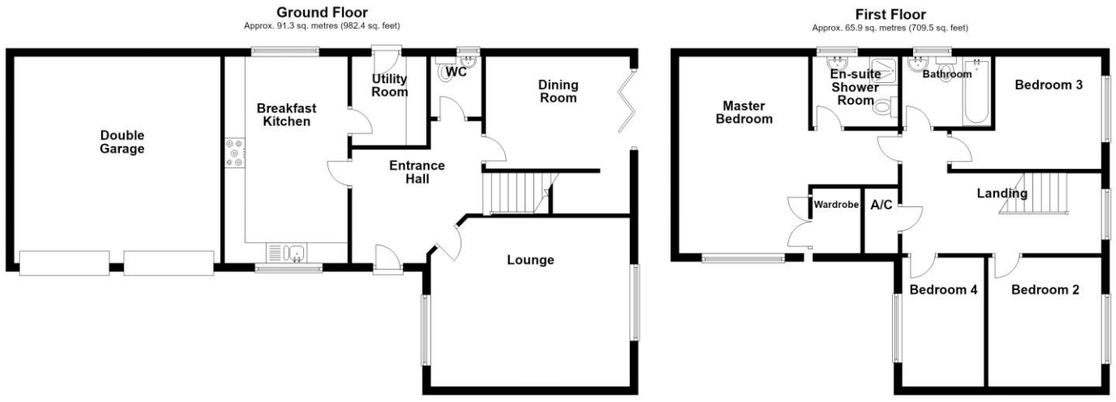




Total area: approx. 157.2 sq. metres (1692.0 sq. feet)







16 Larch Close, Ruskington, Lincolnshire, NG34 9GB

£325,000 Freehold

Situated in the popular village of Ruskington, this well-presented four-bedroom detached family home offers spacious and versatile accommodation extending to approximately 1600 sq ft, including the double garage. The property benefits from two reception rooms, a modern breakfast kitchen, separate utility room, en-suite to the master bedroom, a generous enclosed rear garden and ample off-road parking.

Spacious Four Bedroom Detached Family Home | Approx. 1600 Sq Ft Including Double Garage | Modern Refitted Breakfast Kitchen | Generous Lounge & Separate Dining Room | Master Bedroom With En-Suite Shower Room | Separate Utility Room & Downstairs WC | Double Garage & Ample Off-Road Parking | Electric Vehicle Charging Point | Enclosed Rear Garden With Decking & Pergola | Popular Village Location In Ruskington







Upon entering the property, a welcoming entrance hall provides access to the ground floor accommodation, with stairs leading to the first floor and a convenient downstairs WC. The spacious lounge is a particularly generous reception room, enjoying plenty of natural light from windows to two aspects and offering ample space for a range of seating arrangements.

The separate dining room provides an ideal space for family meals and entertaining, with French doors opening directly onto the rear garden. The breakfast kitchen has been stylishly refitted with contemporary dark blue units, contrasting wood-effect worktops and white tiled splashbacks. Integrated appliances include a double oven, induction-style hob and extractor hood, while there is also space for a breakfast table. A separate utility room continues the matching cabinetry and worktops, providing additional storage, laundry facilities and access to the side of the property.

To the first floor, a spacious landing leads to four bedrooms and the family bathroom. The master bedroom is a generous double, benefiting from a built-in wardrobe and its own modern en-suite shower room, complete with a corner shower enclosure, wash basin and WC. Bedrooms two and three are also well-proportioned doubles, while bedroom four provides a versatile space suitable for a child's bedroom, nursery or home office. The family bathroom has been fitted with a contemporary suite comprising a bath with shower over, wash basin and WC, complemented by modern tiling.









Externally, the property is approached via a generous driveway providing ample off-road parking and access to the attached double garage, which also benefits from an electric vehicle charging point. To the rear is a well-established, enclosed garden, predominantly laid to lawn with mature shrubs, planted borders and a greenhouse. A particularly attractive feature is the substantial decked seating area with a timber pergola, providing an excellent space for outdoor entertaining and relaxing during the warmer months.

Ruskington is a highly sought-after village offering a wide range of everyday amenities, including shops, supermarkets, schools, public houses and a railway station with connections to Lincoln and Sleaford. The nearby market town of Sleaford provides further shopping, leisure and transport facilities, making this an excellent location for families and commuters alike.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 13'5" x 16'3" (4.1m x 4.95m)

Dining Room - 11'8" x 9' (3.56m x 2.74m)

Kitchen / Breakfast Room - 13'10" x 10' (4.22m x 3.05m)

Utility Room - 6'6" x 5'11" (1.98m x 1.8m)

Bedroom One - 13'10" x 10'4" (4.22m x 3.15m)

En-Suite Shower Room

Bedroom Two - 10'5" x 9'2" (3.18m x 2.8m)

Bedroom Three - 12'4" x 6'10" (3.76m x 2.08m)

Bedroom Four - 9' x 8'8" (2.74m x 2.64m)

Family Bathroom

Double Garage

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

These images are artificially enhanced for marketing purposes. If you have any questions, please contact us.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D