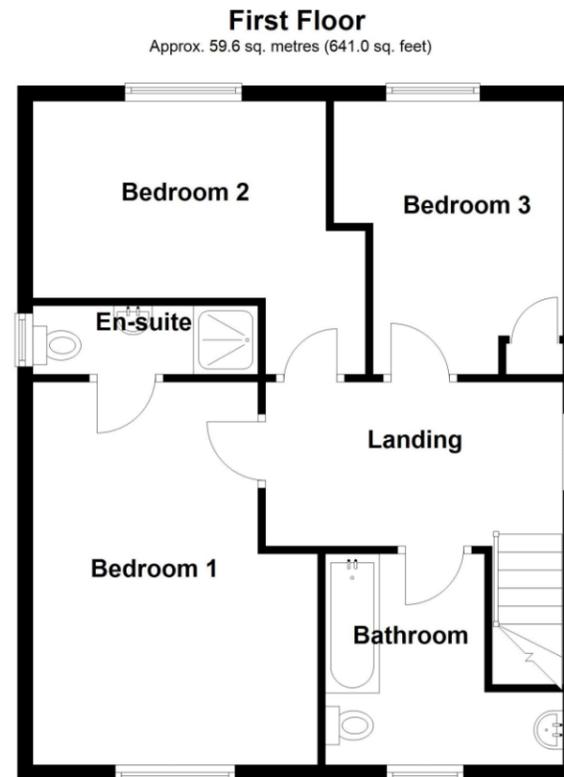
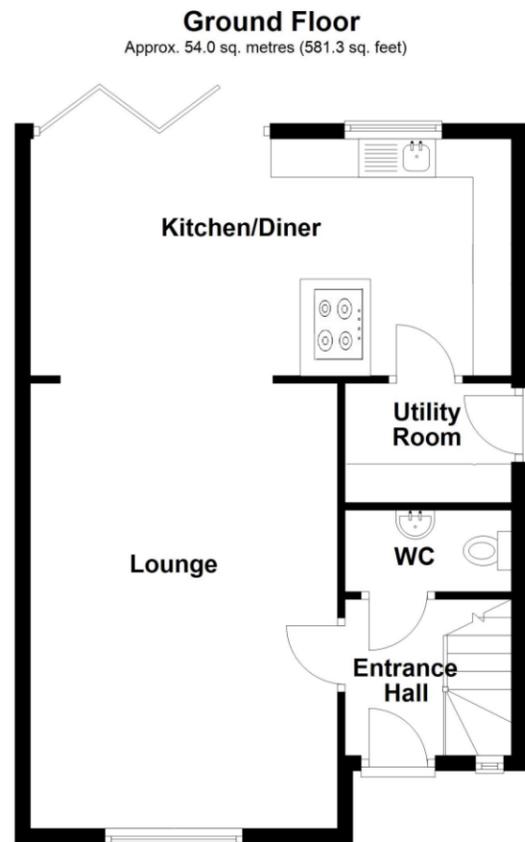


EPC TO FOLLOW



Total area: approx. 113.6 sq. metres (1222.3 sq. feet)



## 16 Hurn Close, Ruskington, Lincolnshire, NG34 9FE

£325,000 Freehold

This beautifully presented three-bedroom detached home is tucked away in a quiet cul-de-sac, offering a smart, modern finish throughout and an open layout that suits everyday family life.

The property makes a great first impression, with a tidy frontage, large driveway providing ample off street parking and a detached garage to the side. Once inside, there's a welcoming entrance hall with a handy downstairs WC, leading through to the lounge which has been tastefully redecorated and had new flooring which flows through to the Kitchen.

Beautifully Presented Detached Family Home | Quiet Cul-De-Sac Location | Three Well-Proportioned Bedrooms | Modern Kitchen/Diner With Central Island | Bi-Fold Doors Opening Onto The Garden | Spacious Lounge | Recently Upgraded Throughout | En-Suite To Master | Stylish Family Bathroom | Beautifully Landscaped Rear Garden | Generous Patio And Outdoor Seating Areas | Ample Off Street Parking | Detached Garage



To the rear, things really open up into a bright and spacious kitchen/diner, which has been recently upgraded to a high standard. There are modern shaker-style units, integrated appliances and a central island with breakfast seating. There's also plenty of room for a dining table, and the bi-fold doors out to the garden bring in lots of natural light and create a seamless link between inside and out. Just off the kitchen there is a useful Utility Room and side door.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a stylish, contemporary family bathroom. All of the rooms are well proportioned and have been recently redecorated.

Outside, the rear garden has been thoughtfully landscaped to be both attractive and easy to maintain. There's a generous patio area directly off the house, perfect for outdoor seating, along with a well-kept lawn and an additional seating area towards the rear, ideal for summer dining or catching the evening sun. There is also a fantastic outdoor kitchen space, making it ideal for entertaining, along with outdoor lighting that allows the space to be enjoyed well into the evening. The garden is fully enclosed, creating a safe and private space for both children and pets.

A viewing of this home is essential to appreciate the quality throughout.



## ACCOMMODATION

Entrance Hall

Downstairs W/C

Lounge - 18'8" x 8'10" (5.7m x 2.7m)

Kitchen/Diner - 27'10" x 10'9" (8.48m x 3.28m)

Utility Room - 7'6" x 5'1" (2.29m x 1.55m)

Bedroom One - 15'10" x 11'10" (4.83m x 3.6m)

Ensuite Shower Room

Bedroom Two - 10'9" x 9'10" (3.28m x 3m)

Bedroom Three - 10'5" x 9'4" (3.18m x 2.84m)

Family Bathroom

Garage - 18'8" x 9'1" (5.7m x 2.77m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

