

EPC TO FOLLOW



## 6 Blackthorn Close, Ruskington, Lincolnshire, NG34 9FU

£315,000 Freehold

Tucked away in a peaceful cul-de-sac location, within the popular village of Ruskington, this well-presented three-bedroom detached home offers excellent living space, a detached double garage with a hobby room above, and a generously sized rear garden, perfect for families.

Detached home in cul-de-sac | Three bedrooms | Modern family bathroom | Spacious kitchen with breakfast area | French doors open to rear garden | Dual-aspect lounge and separate dining room | Detached double garage with room above | Driveway parking for numerous vehicles | Beautiful Garden with summerhouse | Utility room and ground floor WC | Immaculately Presented Throughout





DESCRIPTION

The property boasts a large block-paved driveway providing off-street parking for several vehicles. The detached double garage with electric roller door includes a first-floor room offering a versatile space – ideal for a home office, gym, or hobby room.

Inside, the home is light, bright, and tastefully finished throughout. The lounge features a large front aspect window, wood-effect flooring and a fresh neutral colour, flowing nicely through to the Kitchen.

The kitchen/breakfast room is well-equipped with stylish cream cabinetry, wood-effect worktops and a modern oven and hob, with space for dining and direct access to the garden via French doors. A separate utility room and ground floor WC add to the practicality of the layout. The old garage was converted to create another reception room which could be used as a Bedroom/Dining Room or Study.

Upstairs, the home offers three good sized bedrooms, and a contemporary family bathroom fitted with a shower-over-bath and modern tiling.



The rear garden enjoys excellent privacy, with a large lawn and a combination of paved and gravelled seating areas – ideal for relaxing or summer entertaining. There is also a charming timber summerhouse, currently arranged as an outdoor entertaining area.

Situated within walking distance of local shops, schools and transport links, yet tucked away in a quiet, family-friendly street, this is a move-in-ready home with flexible living space.

ACCOMMODATION

Entrance Hall

Lounge - 13'8" x 11'10" (4.17m x 3.6m)

Dining Room - 16'3" x 7'9" (4.95m x 2.36m)

Kitchen/Breakfast Room - 18'11" x 8'6" (5.77m x 2.6m)

Utility Room

WC

Bedroom 1 - 12' x 8'2" (3.66m x 2.5m)

Bedroom 2 - 11'11" x 8'2" (3.63m x 2.5m)

Bedroom 3 - 10'4" x 8' (3.15m x 2.44m)

Bathroom

Detached Double Garage - 17' x 17' (5.18m x 5.18m)

Hobby Room/Bedroom Four - 17' (5.18) x 17' (5.18) (Restricted Height)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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