

**ROBERT BELL  
& COMPANY**

CHARTERED SURVEYORS  
AUCTIONEERS  
LAND & ESTATE AGENTS

LINCOLN (01522) 538888  
WOODHALL SPA (01526) 353333  
CONINGSBY (01526) 344434  
HORNCastle (01507) 522222

## *Village & Country*



### **53 HIGH STREET, RUSKINGTON, SLEAFORD. NG34 9DY**

This is an attractive well presented detached bungalow, set back from the High Street on a favourable corner position and includes a range of outbuildings which include a refurbished Coach House, Stable Block, Log Store, Store Room, Barn and large Workshop. There is a good size tarmac drive providing off street parking accessed through timber gates. The front garden is mainly laid to lawn with accompanying planted borders. Areas of garden to the rear set amongst the various outbuildings. The accommodation of the bungalow comprises; Hallway, Lounge, Dining Kitchen, Study, Master Bedroom with En-suite, Family Bathroom and two further Bedrooms.

**A formal viewing is genuinely recommended.**

43 Silver Street, Lincoln, Lincs LN2 1EH  
Tel: 01522 538888 Fax: 01522 589988  
E-mail: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)  
Website: [www.robert-bell.org](http://www.robert-bell.org)

## **RANGE OF OUTBUILDINGS:**

**COACH HOUSE** [16' 9" x 8' 8" (5.10m x 2.64m)] a fully refurbished building currently used as an alternative therapy clinic with a small waiting room. Vaulted ceiling with light fitting and exposed beams, two double glazed windows overlooking the rear garden; fitted wood burning stove, carpeted floor, wall light fittings and power points.



*Coach house*



*Coach house interior*

**LOG STORE** [14' x 11' 10" (4.26m x 3.60m)] having a recently refurbished roof, exposed beams and a concrete base.



*Stable block*

**STABLE BLOCK** [21' 6" x 11' 5" (6.55m x 3.48m)] having many original features, a pantile roof and light fittings.

**STORE ROOM** [13' x 9' (3.96m x 2.74m)] with light fitting.

**LARGE WORKSHOP** [22' 6" x 17' 10" (6.85m x 5.43m)] having a large door to the rear garden, work bench and light fittings.

**TWO STOREY BARN** [24' 9" x 18' (7.54m x 5.48m)] having steps to the upper floor storage room, exposed ceiling beams, window overlooking the side aspect, stable door and light fittings.

## **THREE BEDROOM BUNGALOW:**

**ENTRANCE** having a sliding patio door leading onto an enclosed porch with light fitting, carpet tiles, and a Gothic style to the well proportioned:

**HALLWAY** having built in cupboard with shelf and clothes rail; wall mounted central heating control, radiator, solid oak flooring, coving, downlighters and power point. Access hatch and ladder to loft space, which is of a good size and boarded out in part.

**LOUNGE** [22' 4" x 14' 10" maximum dimensions (6.80m x 4.52m)] of excellent proportions having double glazed windows overlooking the front garden; offering additional seating area, exposed feature brick chimney breast with backlights to rear, log burner inset and wooden mantel above. Two radiators, ceiling and wall light fittings, carpeted floor, dado rail, TV aerial and power points. Door through to:



*Lounge*



*Additional seating area*

**STUDY** [7' 7" x 4' 10" (2.31m x 1.47m)] having double glazed window to the side aspect, two windows to the lounge, radiator, carpeted floor, coving, downlighters, data point and power points.



*Study*



*Master bedroom*

**MASTER BEDROOM /1** [16' 7" x 13' 9" maximum dimensions (5.05m x 4.19m)] of excellent proportions having window to the side aspect; built in hand made pine double

wardrobes with glazed panels, carpeted floor, downlighters, light tube for additional light, radiator and power points

**EN-SUITE SHOWER ROOM** [4' x 3' (1.22m x 0.91m)] having shower cubicle with bi-fold glazed doors, tiling to full height, light fitting and extractor unit.

**GUEST BEDROOM/ 2** [17' x 9' (5.18m x 2.74m)] of a good size with double aspect windows, built in 'open' wardrobe with shelving and clothes rail. Wall mounted shelves, carpeted floor, radiator, a mixture of spot lighting and downlighters and power points.



*Bedroom 2*

**BEDROOM 3** [10' x 9' (3.05m x 2.74m)] a double bedroom with double glazed window to side aspect; built in shelving unit, carpeted floor, radiator, light fitting, telephone point and power points.



*Bedroom 3*

**BATHROOM** [8' 6" x 8' (2.59m x 2.44m)] of excellent size with two double glazed windows to the side aspect; fitted suite comprising bath

with electric Opal shower, screen and tiling to full height over; pedestal wash hand basin, bidet and low level WC. Built in airing cupboard containing the hot water cylinder, chrome heated towel rail/radiator, wall mounted bathroom cabinet, downlighters, tiled floor with underfloor heating and two extractor units.



*Bathroom*

**FAMILY DINING KITCHEN** [16' 1" x 8' (4.90m x 2.44m)] stripped pine cottage door, double glazed windows overlooking the side and the driveway; fully fitted kitchen with an abundance of both base and eye level oak doored units with work surface areas as appropriate. Inset sink unit, space for a gas cooker with cooker hood above, space for washing machine, dishwasher and upright fridge/freezer. Housing for recently fitted Worcester gas central heating boiler, beamed ceiling, radiator, downlighters, chequered tiled splash back to work surface areas, radiator, tiled floor and power points.



*Kitchen area*

**DINING AREA** [8' 1" x 7' 7" (2.46m x 2.31m)] an excellent dining area having a vaulted ceiling

incorporating two Velux windows, three double glazed windows to the rear garden and side aspect; carpeted floor, wall light fittings and power points.



*Dining area*

**WALK IN PANTRY** with shelving, tiled floor and light fitting.

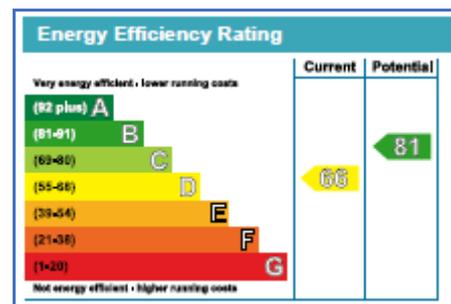
## **OUTSIDE**

The property is approached across a tarmac driveway which is accessed through double wooden gates; with a paved footpath and separate access through a five bar wooden gate leading to the outstanding range of outbuildings and the rear garden.



*Access to outbuildings*

The rear garden has been laid to lawn with various seating areas and is surprisingly private from the neighbouring properties.



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
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 Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
 Website: <http://www.robert-bell.org>



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Call 01522 538888 to book an appointment.



*Chartered Surveyors, Auctioneers, Land & Estate Agents*



B135 Ravensworth 0870 112 5306