



New House, 10a Millview Road  
Ruskington NG34 9EZ



## New House, 10a Millview Road, Ruskington, Sleaford NG34 9EZ

Providing superb contemporary accommodation, this surprisingly spacious brand-new detached family house has a second-floor master bedroom with ensuite shower room, 3 well-proportioned first floor bedrooms with a family bathroom, hallway with cloaks/WC and open-plan living, dining and kitchen with sleek units and appliances. Gas central heating system, security alarm and uPVC double-glazed windows. Completed with Buildzone Warranty and ready for occupation on completion. Parking forecourt and garden to the rear.



Designed to complement the period town houses adjacent, this detached family house is surprisingly spacious, as a glance at the floorplans will confirm.

The property has brick-faced principal walls under a pitched concrete tiled roof and corbelled brickwork to the eaves and verges for easy maintenance. There are uPVC double glazed windows and external doors whilst heating is by a gas central heating system with a condensing wall mounted boiler concealed in one of the kitchen wall units. There is also a security alarm system.

The rooms are decorated in fashionable modern colours with carpeting and floor coverings to suit. There is a brick walled, wide front entrance onto a block-paved and gravelled parking forecourt and side pathway to the garden at the rear.









### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale). The internal doors are finished in light oak and Shaker style with brushed metal handles. Generally, the rooms are finished in light modern colour schemes with newly fitted grey carpets and contemporary floor coverings. There is a mains-powered smoke alarm system.

The front elevation features composite stone windowsills and lintels, and the house has an angled plinth and a pronounced brick pillared frame around the part-glazed (double-glazed) front door into the

### Entrance Hall

With staircase having white pillared balustrade leading up to the first floor and doors off to the lounge and dining areas together with the

### Cloakroom/WC

With white suite of low level dual flush WC and wash basin with tiled splashback.

### Open-plan Lounge and Dining-Kitchen comprising:

#### Lounge Area

With window to the front elevation and combining with the full width kitchen and dining areas through a wide opening at the rear to give a spacious, light and airy feel.



### Kitchen and Dining Area

Fitted with a sleek modern range of units in pale grey, high gloss tones, with light-coloured work surfaces and upstands together with a stainless steel one-and-a-half bowl sink unit inset.

The units include base cupboards. Drawer unit with deep pan drawer and wall units, one housing the condensing gas combination central heating boiler.

There is a built-in electric oven with grill, 4 plate electric hob with cooker hood above and the units conceal an integrated washing machine and tall fridge-freezer.

LED ceiling downlighters. From the dining area there are double-glazed French doors opening onto the rear garden.

### First Floor

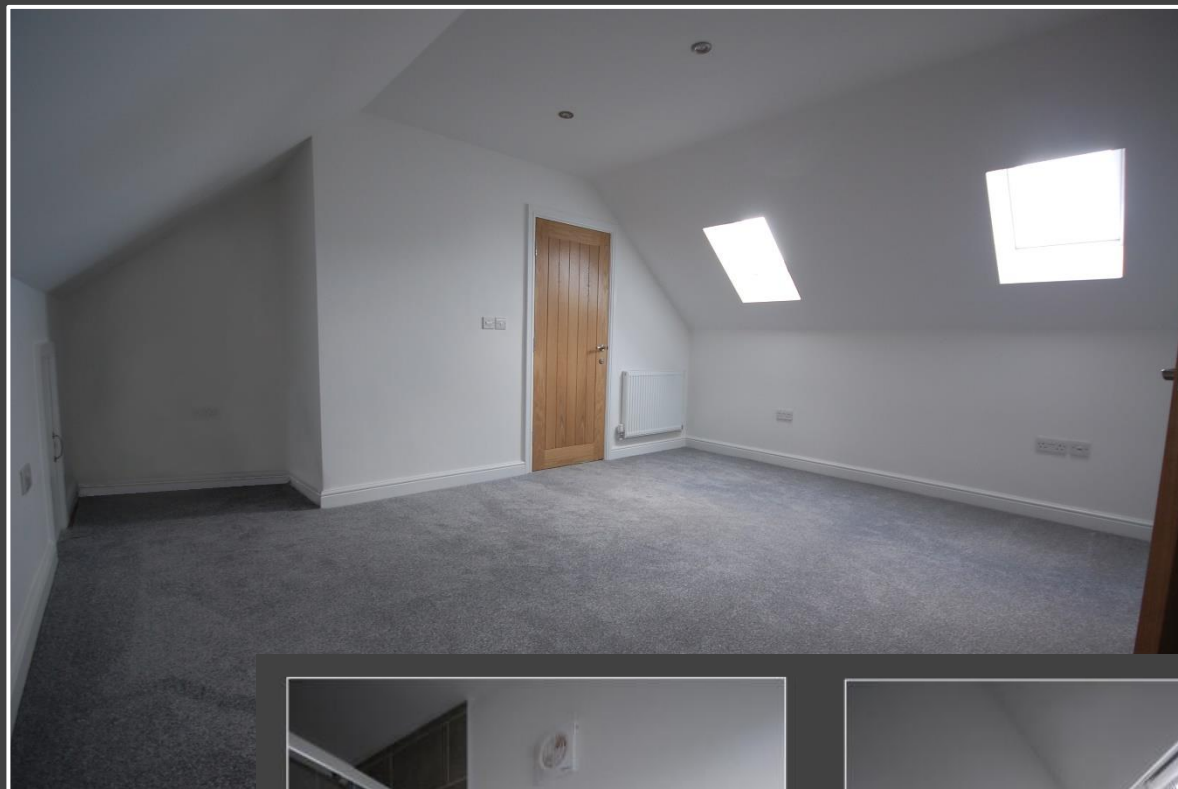
#### Landing

With white painted pillared balustrade continuing around the stairwell to the staircase which continues to the second-floor master bedroom suite. Window on the front elevation and door to a useful store cupboard. Further doors to :

#### 3 well-designed First Floor Bedrooms

Each having an L-shaped configuration allowing space for free-standing wardrobes/furniture in addition to the space for a bed.





### Family Bathroom

White suite of panelled bath, pedestal wash basin and dual-flush low-level WC. Ceramic-tiled splashbacks, led downlighters, shaver socket and light-operated extractor fan.

### Second Floor

### Landing

### Master Bedroom

A spacious double room with high part-sloping ceiling and natural light from two skylight double-glazed windows to the rear roof slope. Led downlighters and door to the

### Ensuite Shower Room

Fitted with a suite in white comprising a low-level dual flush WC, pedestal wash-basin and easy-access ceramic-tiled shower cubicle with glazed screen and wall mounted shower unit. Double-glazed skylight window to the rear roof slope.

### Outside

The rear garden is enclosed by timber fencing and provides scope for planting out but will be grass turfed shortly prior to completion and there is a side pedestrian pathway from the front. As can be seen from the photograph, the garden has a backdrop of greenery beyond the rear boundary.

The forecourt is finished in block paving and gravel for ease of maintenance and off-street parking, all set behind a front brick boundary wall with a wide opening.





## Viewing

Strictly by appointment through the selling agent.

NB

In accordance with the Estate Agents Act of 1979, we would advise that this property is being marketed for sellers who are connected with an employee of Masons LLP

## Location

Ruskington is approximately 4 miles (6.4 km) to the north of Sleaford, 20 miles (32 km) from Newark and Grantham while Boston and Lincoln are each some 15 miles (24 km) away. The Spires and Steeples Trail passes north-south through the village, following the River Slea into Sleaford. The town has a range of shops, two primary schools and the area has a range of secondary schools or academies

## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and floor coverings as described, are included in the sale.

Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property has yet to be rated by the Local Authority for council tax.



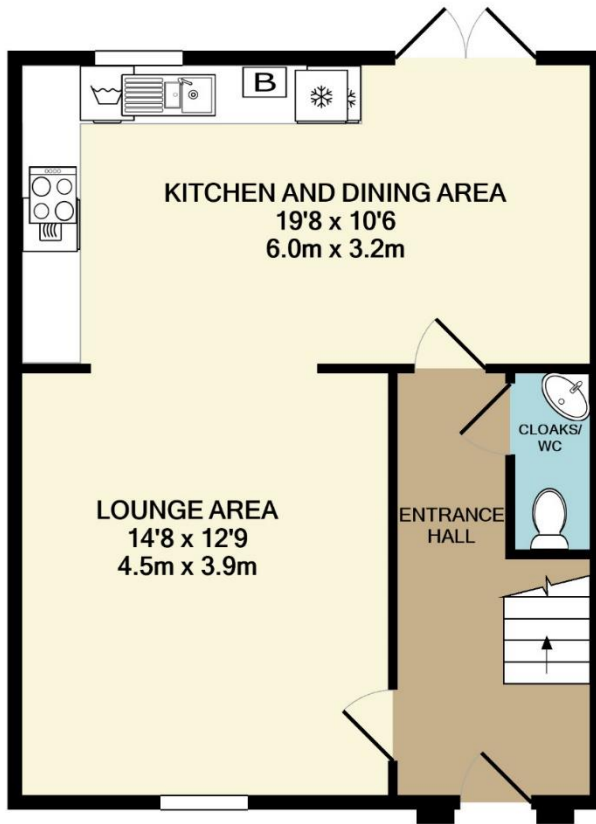


# Floor Plans

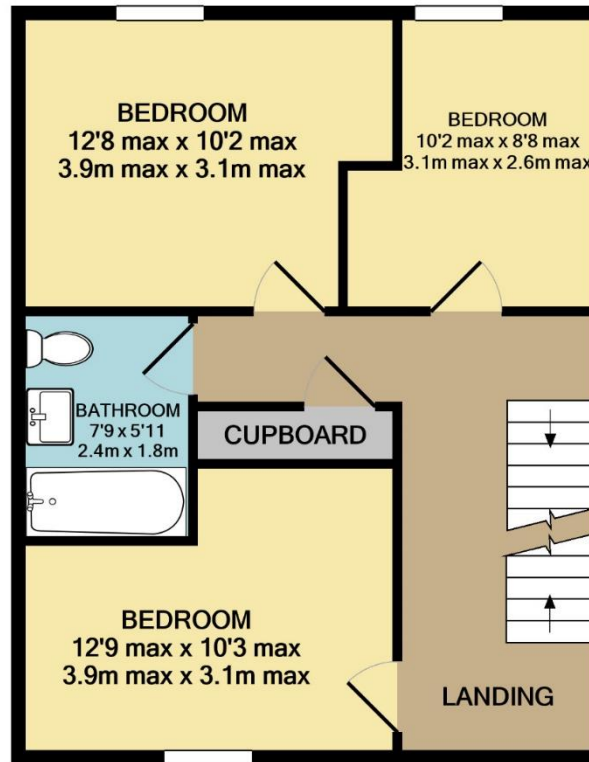
## EPC Data to follow

TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 SQ.M.)

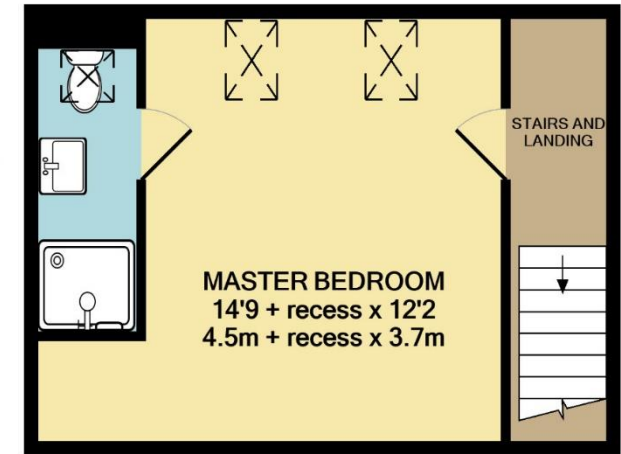
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.6 SQ.M.)

EPC Graph to appear here

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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