Elmtree Road

Ruskington

MOUNT & MINSTER

DESCRIPTION
A spacious home in a popular village with a generous back garden and ample private parking. Accommodation briefly includes an entrance hall with a useful storage room, a kitchen diner, a large lounge with french doors opening out onto a paved terrace, two double bedrooms upstairs and a bathroom.

OUTSIDE
The property enjoys both a front and rear garden, with a paved terrace to the rear providing an ideal space for outdoor dining and entertaining, together with a gravel driveway to the side aspect for private parking.

LOCATION
Ruskington is located 2.5 mile north of Sleaford, with the Cathedral City of Lincoln just 14 miles further north. Other major towns nearby include Newark and Grantham, both of which benefit from direct train links to London (approx 1 hour Grantham to King's Cross). Services in this large village include a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

SCHOOLS
Ruskington has two primary schools: Ruskington Winchelsea Primary School and Chestnut Street Church of England Primary School. Winchelsea was judged to be at a good standard when it was inspected by Ofsted in 2013; at which time it had 156 pupils on roll. Chestnut Street School converted to an Academy in 2012 and at its latest Ofsted inspection it had 293 pupils on roll and was judged to be, again, at a good standard. Further Primary Schools are located in Digby, Dunston and Metheringham.

In Sleaford, the town's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

SERVICES
The property is centrally heated throughout with mains water, gas, electricity and drainage all connected.

ENERGY PERFORMANCE
Rating: C

COUNCIL TAX
Band: A

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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

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