



**King & Co.**  
ESTATE AGENTS

8 CHAPEL STREET, RUSKINGTON, NG34 9DX  
£475,000







This generous and beautifully appointed family home is entered via stain glass timber door allowing access to the;

**ENTRANCE HALL**

Being of spacious proportions, it offers stairs rising to first floor with balustrade and ball finial staircase, radiator, 4 flush ceiling down lighters and tiled flooring.

**SITTING ROOM**

20' 1" x 16' 4" (6.14m x 5.00m) Enjoying windows to three aspects creating a naturally light room, it boasts Jotul wood burning stove inset to chimney breast with timber surround and tiled hearth, coving, two radiators, TV aerial, telephone and digital connection points, two flush ceiling down lighters and carpet.

**DINING ROOM**

14' 7" x 11' 4" (4.47m x 3.46m) Having windows to both side and rear elevations, the latter looking out to the enclosed and mature rear garden, coving, radiator, telephone point and carpet.

**STUDY**

11' 3" x 11' 2" (3.45m x 3.41m) Offering window to side elevation, coving, radiator and carpet.

**WC**

Accessed off the main entrance hall, it offers low level WC, pedestal wash hand basin, two flush ceiling down lighters, obscure glazed window to front elevation, radiator and tiled flooring.

**DINING KITCHEN**







17' 7" x 12' 11" (5.38m x 3.94m) Boasting a comprehensive range of country style units with granite work tops including; Ceramic sink and drainer unit inset to work surface with cupboards, drawers and integral dishwasher and fridge below and cupboards above including plate rack.

Opposite is a further work surface with units above and below including integral fridge and stainless steel "Caple" cooking range with 6 ring gas hob inset.

Also with; 9 flush ceiling down lighters, windows to side elevations, radiator, space for dining table and chairs and with tiled flooring leading on to;

#### **UTILITY ROOM**

10' 8" x 7' 3" (3.26m x 2.21m) Having fitted work surface to part of one wall with sink inset, service door allowing access out to the rear garden, fitted storage units to one wall providing space for coats and boots whilst also housing the Worcester gas fired boiler and tiled flooring.

#### **GARDEN ROOM**

12' 11" x 10' 10" (3.95m x 3.32m) With double doors allowing access out to the mature and enclosed rear garden, windows to side elevations, vaulted ceiling with exposed beams, 4 flush ceiling down lighters, two radiators and TV aerial point.

#### **FIRST FLOOR LANDING**

Being wide and spacious, it offers access to loft space, radiator, 3 flush ceiling down lighters and carpet.



#### **BEDROOM 1**

16' 4" x 16' 5" (4.98m x 5.01m reducing to 3.52m) Having windows to front and side elevations, fitted wardrobes with hanging rails and shelving to one wall, part sloping ceilings, 4 flush ceiling down lighters, two radiators and carpet.

#### **ENSUITE**

8' 7" x 4' 10" (2.62m x 1.49m) Enjoying a double width fully tiled shower enclosure with chrome mixer shower unit, low level WC, pedestal wash hand basin, Velux window, 3 flush ceiling down lighters, ladder style heated towel rail, appropriate wall tiling and tiled flooring.



#### **BEDROOM 2**

16' 10" x 11' 4" (5.15m x 3.46m) With windows to front and rear elevations, fitted wardrobes to part of one wall with hanging rails, two radiators, 4 flush ceiling down lighters, part sloping ceilings and carpet.

#### **BEDROOM 3**

14' 2" x 12' 11" (4.32m x 3.96m) Offering attractive views out over the rear garden, radiator, part sloping ceiling and carpet.

#### **BEDROOM 4**

9' 4" x 11' 3" (2.85m x 3.44m) Offering windows to side and rear elevations, part sloping ceilings, four flush ceiling down lighters, radiator, fitted wardrobes to part of one wall with hanging rail and shelving and carpet.



#### **BATHROOM**



11' 5" x 7' 6" (3.48m x 2.29m) Having a four piece suite including; panelled bath with centre chrome shower cradle and head, low level WC, pedestal wash hand basin, double width fully tiled shower enclosure with chrome mixer shower unit, ladder style heated towel rail, two flush ceiling down lighters, obscure glazed window to side elevation, appropriate wall tiling and tiled flooring.

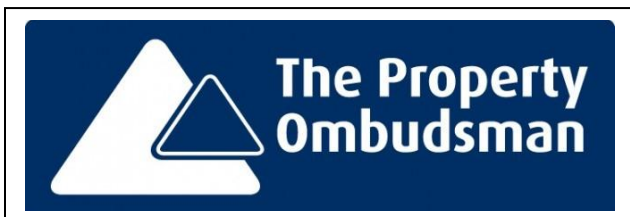
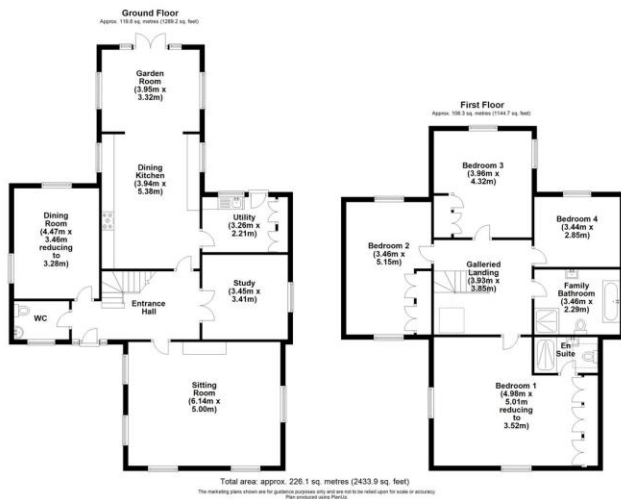
**OUTSIDE**

Orchard House boasts a special location situated just off Chapel Street. A shared gravelled area leading over the village beck leads to the properties private driveway. Providing off street parking for approximately two vehicles whilst having the unusual benefit of having two further reserved parking spaces opposite with a laid to grass area adjacent included also. The gravelled drive way extends down one side of the property via timber five bar gate fully enclosing the rear garden whilst also allowing further parking and access to the;

**DOUBLE GARAGE**

With two up and over doors, one being remote controlled, pedestrian door to side giving access to the rear garden, window to side elevation, 3 ceiling strip lights, power and lighting. **GARDEN** The rear garden offers a laid to lawn area intersected by paved patio areas giving various summer seating/entertaining spaces. The garden further benefits from mig height brick wall to rear boundary and neighbouring stone Dove Cote to side adding to the character and charm of the location. Also with; external water tap and lighting.

**SERVICES** Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested. **TENURE** We understand that the property is freehold. Vacant possession will be given upon completion. **VIEWINGS** Strictly by prior appointment through the Agents office on 01522 525255 **ANTIMONEY LAUNDERING** King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		