



81 STATION ROAD, SLEAFORD, LINCOLNSHIRE, NG34 9DF

£199,950 FREEHOLD

Situated in the ever popular village of Ruskington, this Two Bedroom Victorian semi-detached home is immaculately presented throughout. Internally the property comprises Entrance Hall, Lounge/diner, Kitchen, Two Double Bedrooms and a Family Bathroom. There is a stunning modern fitted Kitchen, lovely high ceilings and a large rear garden, which is only further benefitted with the off street parking that is located to both the front and the rear. The rear parking offers two spaces for vehicles, with the front driveway providing parking for one vehicles. The property also benefits from uPVC double glazing and gas central heating.

A viewing is highly advised to fully appreciate what is on offer.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

ACCOMMODATION

Entrance Hall

Lounge/Dining Room - 22'11" x 13'10" (6.99m x 4.22m)

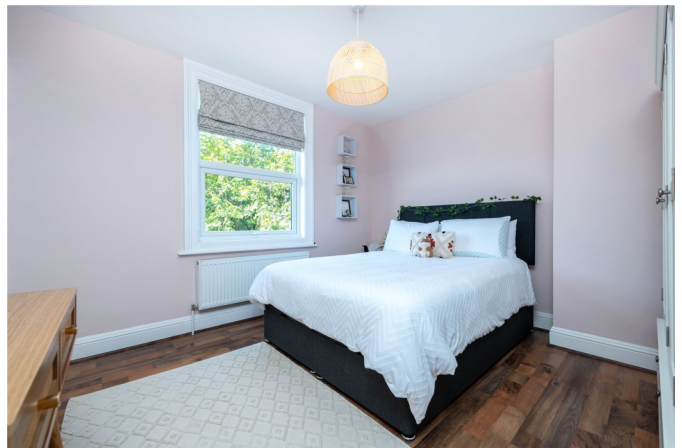
Kitchen - 14'3" x 6'5" (4.34m x 1.96m)

Bedroom One - 12 x 11'5" (12 x 3.48m)

Bedroom Two - 12' x 7'9" (3.66m x 2.36m)

Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	83
		EU Directive 2002/91/EC	
		England, Scotland & Wales	



for every step...

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.