

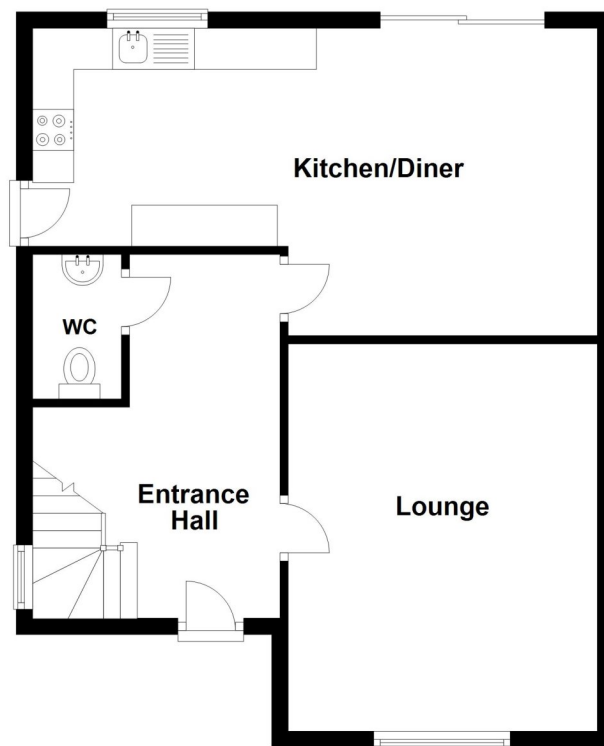
Elmtree Road, Ruskington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

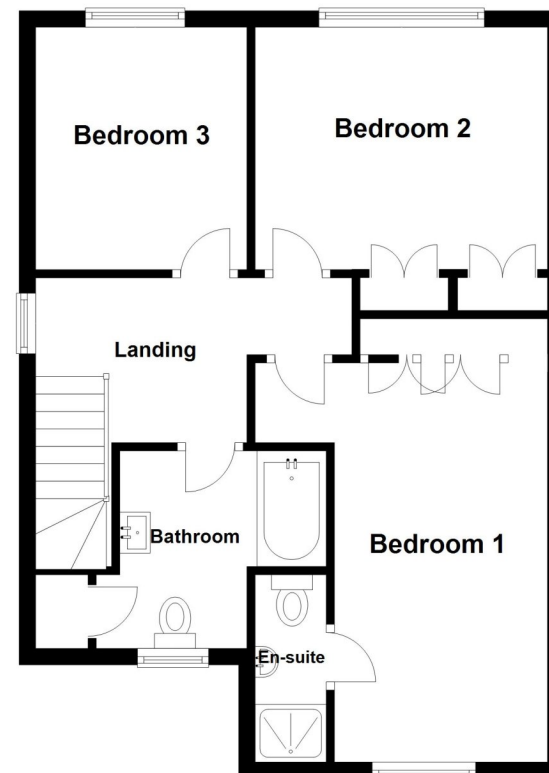
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



82 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9FF

£270,000 Freehold

Winkworth are delighted to offer for sale this ChanceOption built Three Bedroom detached home sitting on a generously sized plot with a large block paved driveway providing ample parking leading to the detached garage. The property is situated in a popular area of Ruskington, just a short walk from all amenities. The property has been tastefully improved by the current owner with the benefit of a modern scheme of decoration and a lovely new Kitchen with built in appliances. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Three well-proportioned Bedrooms, En-Suite Shower Room, Family Bathroom & detached Garage. Ruskington is a highly sought after village offering plenty of amenities including shops, pubs, railway station, reputable doctors surgery and much more. A viewing is highly recommended.



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See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.



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ACCOMMODATION

Reception Hallway - Approached by a part glazed UPVC door, having UPVC window to front aspect, understairs storage cupboard, radiator, contemporary flooring.

Living Room - 15'6" x 13'7" (4.72m x 4.14m) UPVC window to front aspect, television point, radiator, coving to ceiling.

Kitchen Dining Room - 22'5" x 12'4" max (6.83m x 3.76m max) UPVC french doors to rear aspect leading to garden, UPVC window to rear aspect, half glazed UPVC door to side aspect, fitted with a generous modern range of base, eyelevel, and larder units, with work surfacing over, eye level double oven, one and a half bowl stainless steel sink, space for dishwasher and washing machine, contemporary flooring, radiator.

1st Floor Landing - Staircase rises from reception hallway to spacious 1st floor landing, UPVC window to side aspect, radiator, loft access.

Master Bedroom - 13'10" x 10'3" (4.22m x 3.12m) UPVC window to front aspect, fitted with a range of wardrobes with hanging and shelved storage, radiator.

Bedroom 2 - 12'5" x 10'4" (3.78m x 3.15m) UPVC window to rear aspect, radiator.

Bedroom 3 - 11'9" x 8'8" (3.58m x 2.64m) UPVC window to rear aspect, radiator.

Garage - The garage is a tandem garage split into two useable spaces.

front garage 15'2" x 9'6" having up and over door to front aspect, light, power and door to rear area.

Rear Garage 11'10" x 9'6" currently used as a home gym, having door and window to side aspect.

Outside - The front of the property is laid to a block paved parking and driveway which extends to the side offering off street parking for numerous vehicles, timber log store.

The rear garden is none over looked to the rear aspect, laid to an astro turfed lawn, raised decked seating area, fenced to all aspects with gated side access.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

