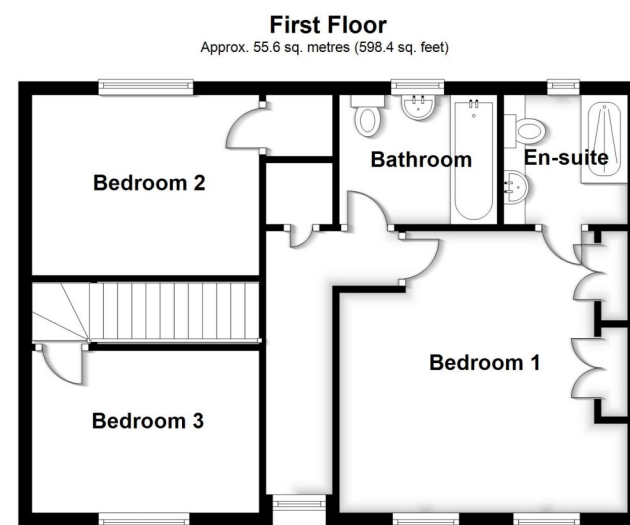
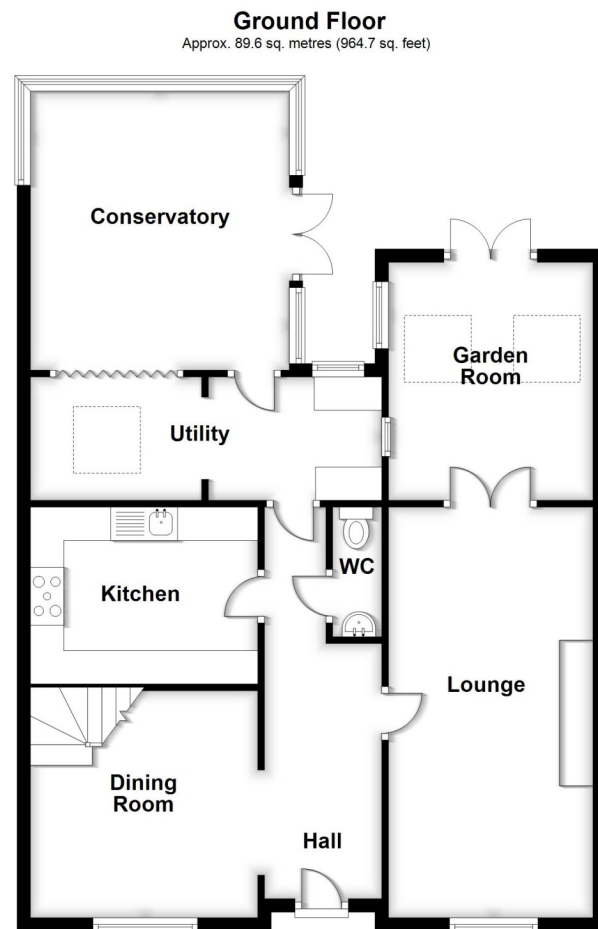


The Quoins, Silver Street, Ruskington, Sleaford

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		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)



The Quoins, 7 Silver Street, Ruskington, Sleaford, NG34 9DS

£300,000 Freehold

We are pleased to offer for sale this larger than average, Three Bedroom Detached Family Home which boasts spacious accommodation and a central village location.

NO CHAIN | VILLAGE CENTRE LOCATION | FOUR RECEPTION ROOMS | THREE DOUBLE BEDROOMS | EN-SUITE TO MASTER | AMPLE PARKING | DETACHED DOUBLE GARAGE | SPACIOUS ACCOMMODATION | LARGE REAR GARDEN | CLOSE TO AMENITIES | POPULAR AREA | AGF



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See things differently.



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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.

DESCRIPTION

The property is located just a stones' throw from the centre of the popular village of Ruskington.

The accommodation comprises of Entrance Hall, Downstairs Cloakroom, Living Room, Dining Room, Kitchen, Utility Room, Conservatory, Garden Room, Three well proportioned Bedrooms, En-Suite to Master and Family Bathroom.

To the side of the property, there is a tarmac driveway offering off street parking for numerous vehicles leading to the detached double 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 advised.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 20'3" x 11'9" (6.17m x 3.58m)

Garden Room - 11'8" x 10' (3.56m x 3.05m)

Dining Room - 11'2" x 11'2" (3.4m x 3.4m)

Kitchen - 11' x 8'8" (3.35m x 2.64m)

Utility Room - 17'2" x 6'1" (5.23m x 1.85m)

Conservatory - 13'8" x 12'9" (4.17m x 3.89m)

Bedroom One - 14'3" x 14'3" (4.34m x 4.34m)

En-Suite Shower Room

Bedroom Two - 11'2" x 8'8" (3.4m x 2.64m)

Bedroom Three - 11'2" x 7'9" (3.4m x 2.36m)

Family Bathroom



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D