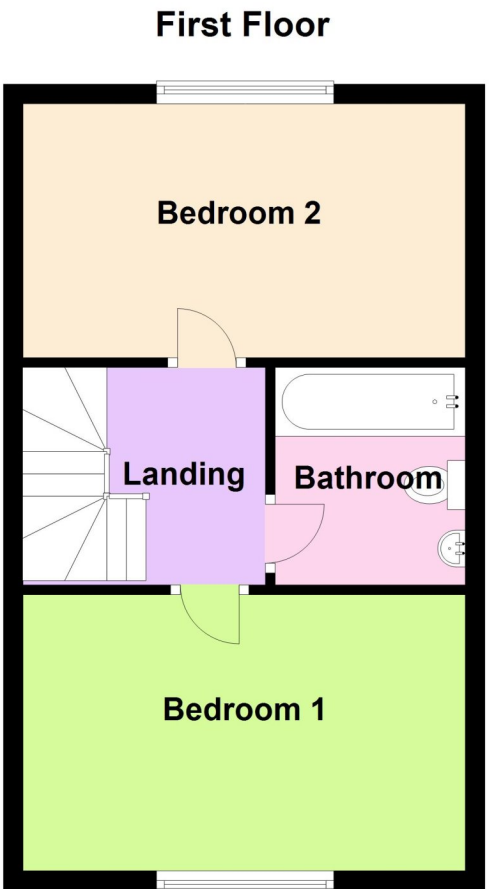
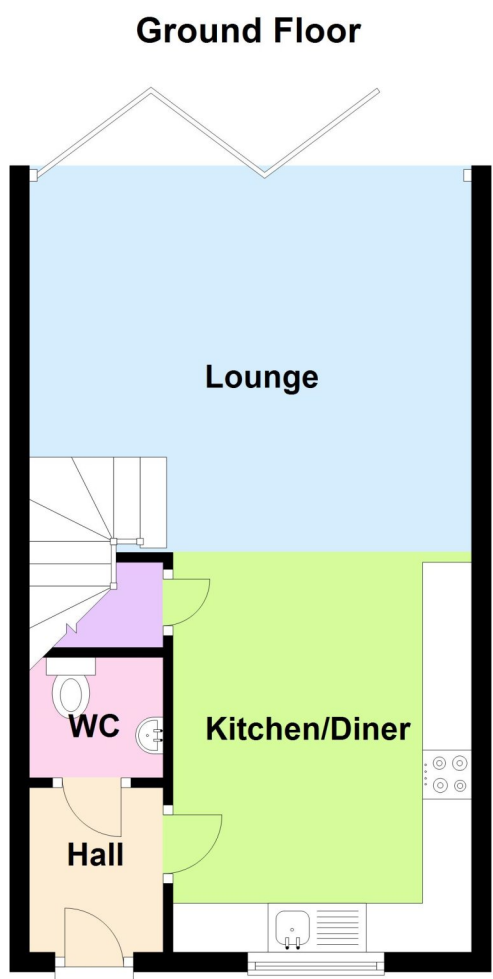


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**7 Hornbeam Close, Ruskington, Lincolnshire, NG34 9WG**

**£205,000 Freehold**

Situated in the ever popular village of Ruskington is this modern and spacious Two Double Bedroom semi-detached home that has been finished to a high specification. Internally the accommodation comprises of Entrance Hall, Lounge which is open plan through to the Kitchen/Diner, Downstairs W.C, Two Double Bedrooms and a Family Bathroom. The property also benefits from 'A' rated uPVC Double Glazing, Gas Central Heating, underfloor heating downstairs and a very high specification, German engineered Rotpunkt Kitchen with integrated Bosch appliances. Outside, there is a block paved driveway giving off road parking for two cars. There is also a larger than average enclosed rear garden which is fully enclosed with an extended paved patio area and a garden shed.

Modern Two Bedroom Semi Detached Home | Popular Village of Ruskington | RotPunkt German Engineered Kitchen | Built-in Appliances | Open Plan Living Downstairs | Lounge with Bi-folding doors | Two Double Bedrooms | Modern Fitted Bathroom | Gas Central Heating | uPVC Double Glazing | Driveway for Several Cars





**ACCOMMODATION**

Entrance Hall

Downstairs Cloakroom

Open Plan Kitchen/Living Room - 25'5" x 14'6" (7.75m x 4.42m)

Bedroom One - 12'5" x 9'9" (3.78m x 2.97m)

Bedroom Two - 12'4" x 8'4" (3.76m x 2.54m)

Family Bathroom - 7'8" x 5'8" (2.34m x 1.73m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

