



38 NORTHFIELD ROAD, RUSKINGTON, SLEAFORD, NG34 9HR
£170,000 FREEHOLD

NO CHAIN Benefiting from no onward chain is this spacious Three Bedroom semi-detached home which sits on a fantastic sized plot with a large south facing garden. Internally the accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Utility, Store Room, Three good sized Bedrooms and a Family Bathroom. The property also boasts a gravel driveway to the front providing off street parking for two cars, uPVC double glazing, gas central heating. Ruskington is a well sought after village and is just a short drive north of Sleaford with good road and rail links to Lincoln, Grantham and Peterborough. Its' local amenities include a reputable doctors surgery, numerous schools, shops and pubs.

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ACCOMMODATION

Entrance Hall

Lounge/Diner - 22'7" x 10'1" (6.88m x 3.07m)

Kitchen - 8'3" x 7'6" (2.51m x 2.29m)

Utility Room - 6'6" x 6'3" (1.98m x 1.9m)

Store

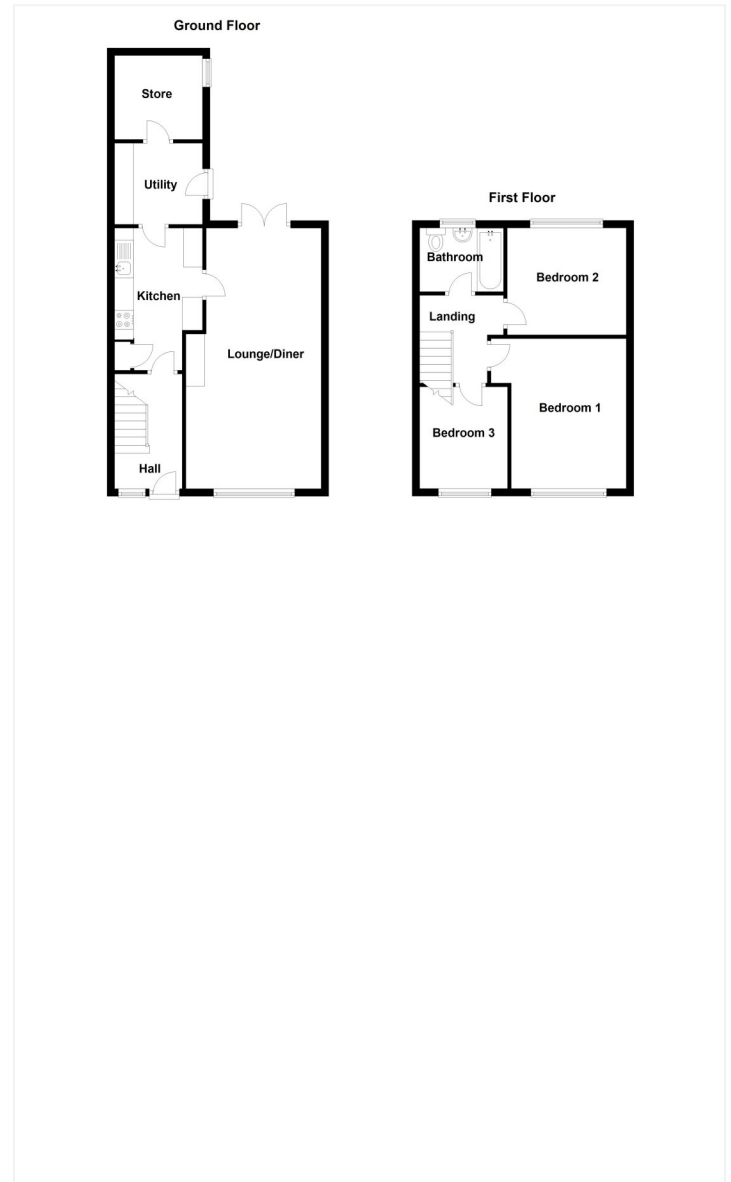
Bedroom One - 12'5" x 10'2" (3.78m x 3.1m)

Bedroom Two - 10'2" x 9'10" (3.1m x 3m)

Bedroom Three - 8'9" x 7'6" (2.67m x 2.29m)

Family Bathroom - 7'6" x 5'6" (2.29m x 1.68m)

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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		90	94



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.

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