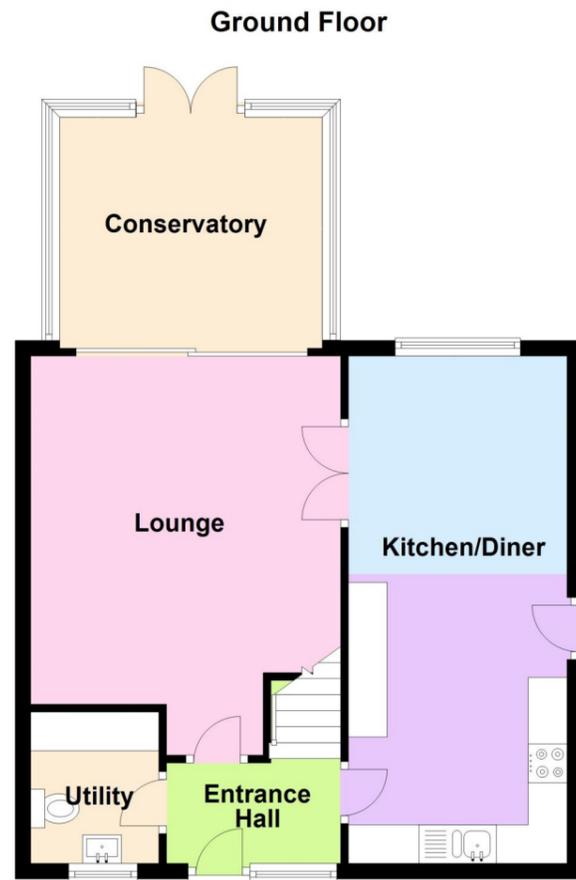


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 112 Westcliffe Road, Ruskington, Lincolnshire, NG34 9AY

£315,000 Freehold

This stunning Four Bedroom detached home is situated in a desirable, non-estate position on the edge of the popular village of Ruskington.

The property boasts a spacious layout with an immaculately presented interior, with the current owners renovating the property to a high standard, and being fully modernised throughout.

FOUR BEDROOM DETACHED HOME | AMPLE PARKING | NON-ESTATE POSITION | DETACHED GARAGE | SPACIOUS ACCOMMODATION | OPEN PLAN KITCHEN/DINER | LOUNGE & CONSERVATORY | DOWNSTAIRS W/C & UTILITY | IMMACULATLY PRESENTED | FULLY MODERNISED THROUGHOUT | POPULAR VILLAGE | EDGE OF VILLAGE LOCATION



## ACCOMMODATION

Entrance Hall

Lounge - 13'5" x 13'1" (4.1m x 4m)

Kitchen/Diner - 11'11" x 9'3" (3.63m x 2.82m)

Downstairs Cloakroom/Utility Room

Conservatory - 11'1" x 9'9" (3.38m x 2.97m)

Bedroom 1 - 11'11" x 9'10" (3.63m x 3m)

Bedroom 2 - 10'11" x 9'8" (3.33m x 2.95m)

Bedroom 3 - 9'5" x 6'5" (2.87m x 1.96m)

Bedroom 4 - 9'3" x 6'2" (2.82m x 1.88m)

Family Bathroom

## DESCRIPTION

A welcoming open-plan Kitchen/Diner provides the ideal space for family living and entertaining, while the generously sized Lounge and Conservatory offer additional living areas, making the most of natural light and views over the rear garden.

The accommodation comprises of Entrance Hall, Utility/WC, Lounge, Kitchen/Diner, Conservatory, Four Bedrooms and a Family Bathroom.

Outside, the property is equally impressive, featuring ample parking and a detached garage, providing plenty of storage and vehicle space. The property is conveniently positioned with easy access to the village amenities just a short distance away.

With its ideal location, modern features, and spacious accommodation, this home is perfect for those looking for a stylish yet practical property in a sought-after village setting.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

