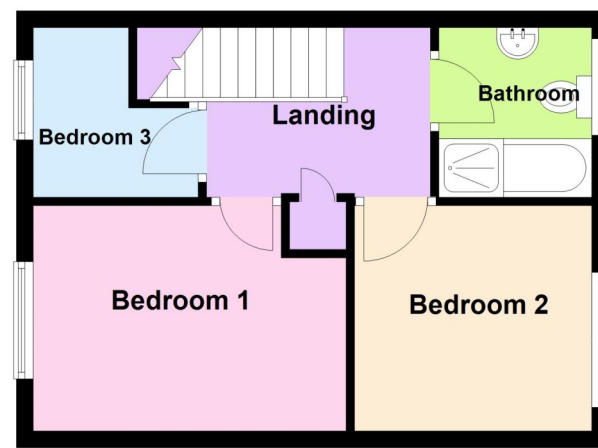
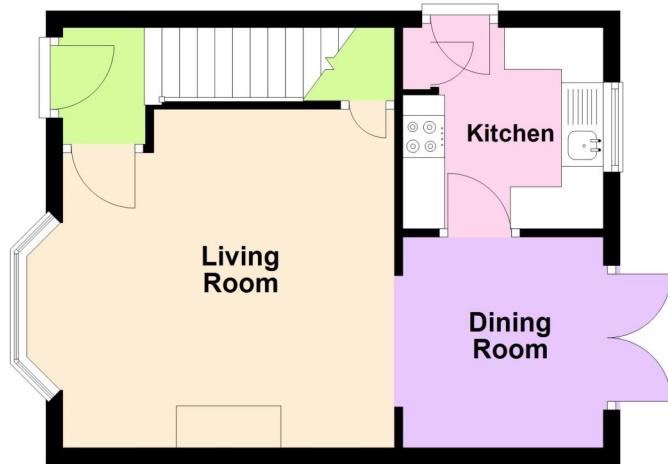


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



## 12 Roxholm Close, Ruskington, Lincolnshire, NG34 9EF

£197,500 Freehold

This immaculately presented Three Bedroom Semi-Detached family home has been extensively upgraded, including a brand new Kitchen. The property has been freshly redecorated and recarpeted and includes a modern annually serviced combi gas boiler. The property comprises of an Entrance Hallway, Living Room, Understairs Cupboard with a vent for Tumble Drier, Dining Room with French doors opening to the rear garden, Kitchen, Three Bedrooms and a Family Bathroom with Over Bath electric shower and a storage cupboard. The modern Kitchen includes a built-in hob and oven, an extractor hood over, space for a fridge freezer, space and plumbing for a washing machine and a plinth heater. The property features a generous driveway with ample parking space, leading to a detached garage with power connected. The large, fully enclosed rear garden includes a spacious block-paved patio, a well-maintained lawn and an outside tap. The home also benefits from UPVC double glazing, soffits, and fascia and is located in a desirable cul-de-sac within a popular village offering excellent amenities. An early viewing is highly recommended to fully appreciate the size and position this lovely home has to offer.

IMMACULATLY PRESENTED | MODERN FITTED KITCHEN | THREE BEDROOMS | WELL PROPORTIONED ACCOMMODATION | WELL MAINTAINED REAR GARDEN | AMPLE PARKING | DETACHED GARAGE | CUL-DE-SAC POSITION | POPULAR VILLAGE LOCATION | UPVC DOUBLE GLAZING



## ACCOMMODATION

Entrance Hall

Living Room - 13' x 12'10" (3.96m x 3.9m)

Dining Room - 8'6" x 7'11" (2.6m x 2.41m)

Kitchen - 8'11" x 7'10" (2.72m x 2.4m)

Bedroom 1 - 13' x 8'9" (3.96m x 2.67m)

Bedroom 2 - 9'10" x 8'11" (3m x 2.72m)

Bedroom 3 - 7'11" x 7' (2.41m x 2.13m)

Family Bathroom - 6' x 5'11" (1.83m x 1.8m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A