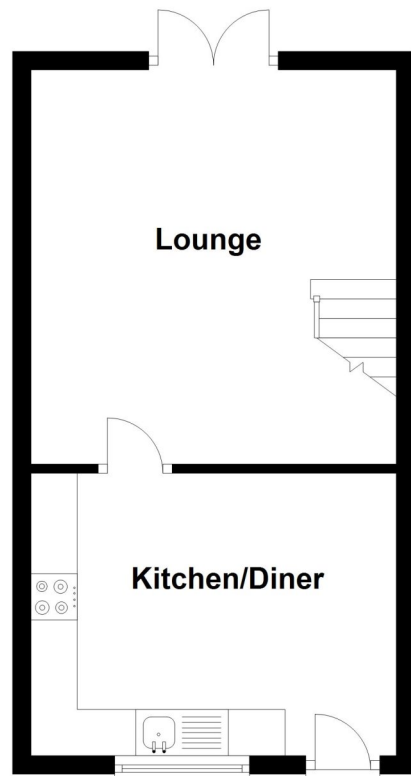


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

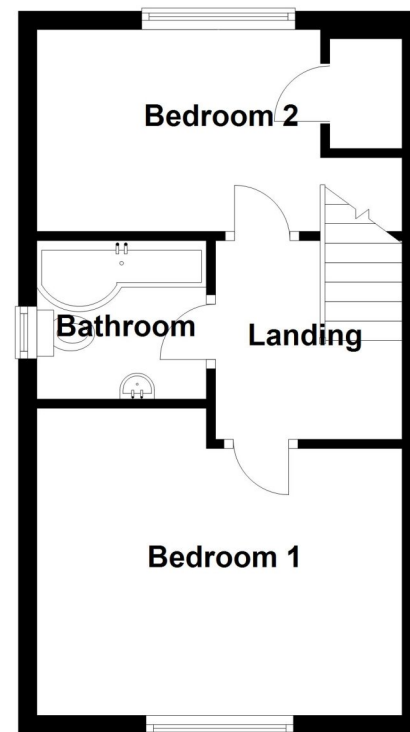
### Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 sq. feet)



## 44 Bellview Road, Ruskington, Sleaford, NG34 9BF

£185,000 Freehold

This spacious Two Bedroom Semi-Detached, ChanceOption built home is located in the highly sought-after village of Ruskington, offering a desirable central cul-de-sac position just a short distance from the village centre. The home benefits from ample parking and a generously sized rear garden, UPVC double glazing and gas central heating. The Kitchen/Diner features a range of wood-fronted base and eye-level units with sleek slate effect work surfaces. The space is well-equipped with modern amenities, including a one-and-a-half bowl stainless steel sink, ceramic hob with an extractor hood, electric oven, built-in dishwasher, and space for a fridge-freezer. There's also a convenient understairs cupboard with plumbing for a washing machine. The Living room is a bright and airy space, benefiting from UPVC French doors that open out to the rear garden. This provides a seamless connection between indoor and outdoor living areas, ideal for entertaining. The room also features an understairs storage area, a television point, and a radiator. Upstairs, the landing area offers access to the loft, Two Double Bedrooms and a stylish tiled Family Bathroom. Externally, the property boasts ample parking, with the current owner changing the front lawn into gravel to provide extra parking. The rear garden is a standout feature, with a paved path and a large lawn area complemented by a decked seating area. The garden is fully enclosed by fencing with a gated side access.

Come and have a look!

ChanceOption Homes | Two Double Bedrooms | Stylish Bathroom | Modern Fitted Kitchen | UPVC Double Glazing | Gas Combi Boiler | Popular Village Location | Ample Parking | Larger Than Average Enclosed Rear Garden



**ACCOMMODATION**

**Kitchen Dining Room** - 13' x 10'4" (3.96m x 3.15m)

**Living Room** - 14'1" x 13' (4.3m x 3.96m)

**Bedroom 1** - 13' x 8'1" (3.96m x 2.46m)

**Bedroom 2** - 9'10" x 8' (3m x 2.44m)

**Family Bathroom**

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

To be advised

**COUNCIL TAX BAND**

A

