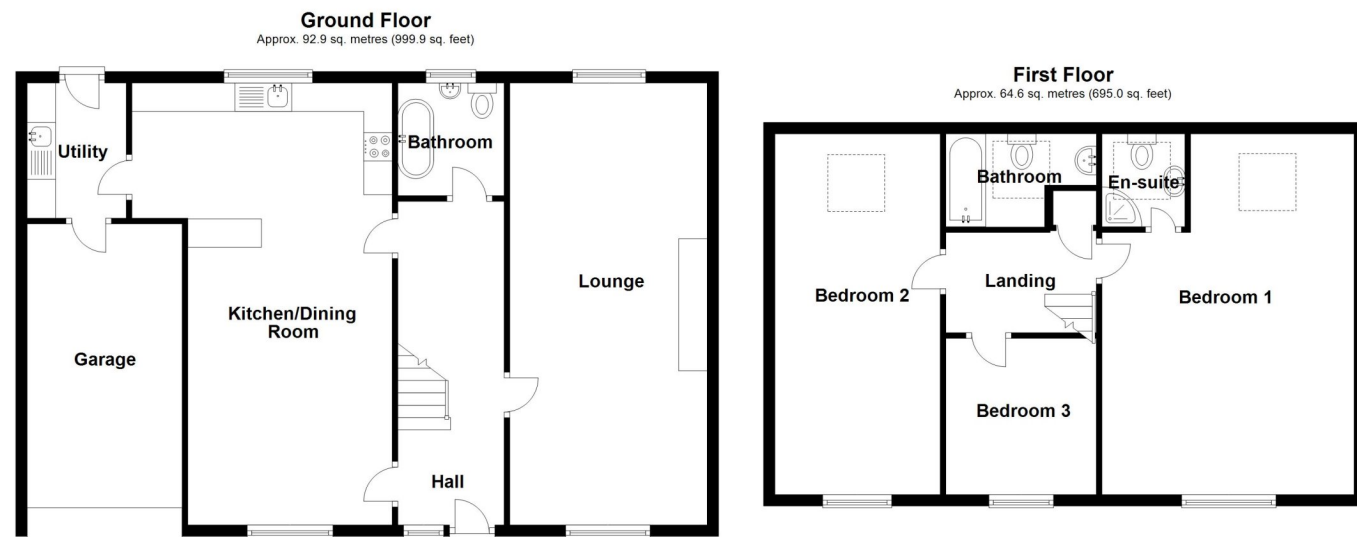


Winchelsea Road, Ruskington,
Sleaford

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.



Total area: approx. 157.5 sq. metres (1695.0 sq. feet)



36 Winchelsea Road, Ruskington, Sleaford, Lincolnshire, NG34 9BN

£365,000 Freehold

Originally designed as a 4 bedroom family home the current owners have created a superbly presented 3 double bedroomed home thus offering generously proportioned accommodation including a dual aspect living room, kitchen diner and recently refitted en-suite.

Viewing is Essential to fully appreciate this village home.

Popular Village Location | Immaculately Presented | Well Proportioned Accommodation | Large Open Plan Kitchen/Dining Room | Stunning Rear Garden with Extended Patio | Modern Fitted En-Suite Shower Room | Off Street Parking & Garage | Inglenook Style Fireplace in Lounge

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See things differently.

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ACCOMMODATION

Entrance Hall - 18'9" x 6'2" (5.72m x 1.88m) Approached by a part glazed UPVC door with side window, understairs store, wood effect flooring, radiator, coving to ceiling.

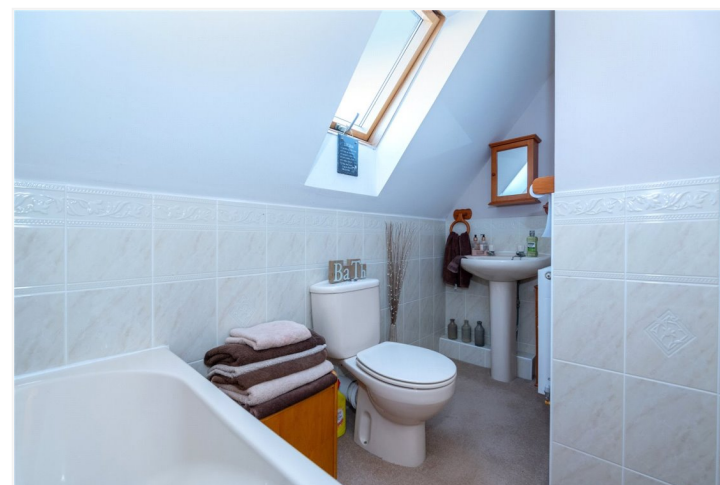
Lounge - 25'6" x 11'5" (7.77m x 3.48m) Being a spacious dual aspected room with UPVC windows to both front and rear aspects, feature inglenook style exposed brick fireplace with electric log burning fire, television point, radiator.

Kitchen/Diner - 25'4" x 15'2" (7.72m x 4.62m) A generously proportioned room with a dining area having UPVC window to front aspect, television point, radiator and wood effect flooring.

Kitchen with UPVC window to rear aspect, fitted with a generous range of base, eye level and larder units with bevel edged work surfacing over incorporating peninsula unit, composite one and a half bowl sink, built in fridge and dishwasher, space for American style fridge/freezer and range cooker, ceramic tiled flooring.

Utility Room - 5'9" x 5'8" (1.75m x 1.73m) UPVC window to side aspect, door too rear aspect, built in larder storage cupboard, base unit with bevel edge work surfacing over, composite sink, space for washing machine and tumble dryer, radiator.

Downstairs Bathroom - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising panelled bath with mains fed shower over, close coupled WC, pedestal hand wash basin, half height ceramic wall tiling, radiator, shaver point, extractor fan.



Bedroom One - 20'9" x 15'2" (6.32m x 4.62m) Having UPVC window to front aspect, velux roof lights, built in triple wardrobes, television point, radiator, coving to ceiling.

En-Suite Shower Room - Velux roof lights, being recently refitted with a modern 3 piece suite comprising corner shower cubicle with twin head mains fed shower over, close coupled WC, pedestal hand wash basin, chrome heated towel radiator, illuminated mirrored vanity unit.

Bedroom Two - 20'9" x 9'7" (6.32m x 2.92m) UPVC window to front aspect, velux roof light, television point, radiator, coving to ceiling.

Bedroom Three - 9'6" x 8'8" (2.9m x 2.64m) UPVC window to front aspect, television point, radiator.

Family Bathroom - Velux roof light, 3 piece suite comprising panelled bath with mixer shower over, close coupled WC, Pedestal hand wash basin, half height ceramic wall tiling, radiator.

Garage - 16'5" x 8'2" (5m x 2.5m) Having electric roller door to front aspect, personal door to utility room, light and power points.

Outside - The property boasts an enviable position in the popular village of Ruskington offering easy access to both the village centre and amenities and nearby open country side.

The front garden is laid to a shaped lawn with double tarmac drive and additional gravelled parking.

The rear garden is enclosed by fencing to all aspects and principally laid to lawn with a paved patio/seating area and timber outbuilding.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D