

## Sleaford 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. 157.6 sq. metres (1696.1 sq. feet)



## 9 Sleaford Road, Ruskington, Sleaford, Lincolnshire, NG34

Asking Price £299,950 Freehold

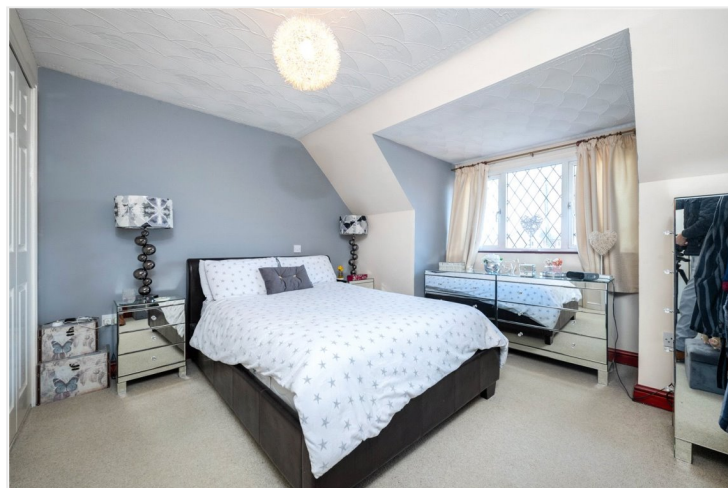
DETACHED HOUSE | 3 BEDROOMS | NO CHAIN | POPULAR VILLAGE |  
LOUNGE | SEPERATE DINING ROOM | KITCHEN BREAKFAST ROOM





## DESCRIPTION

Nestled in a sought-after village, this charming detached home offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms, a private driveway, and a beautiful garden, it's ideal for those who enjoy outdoor living. Inside, you'll find a cozy lounge perfect for relaxation, along with a stylish dining room for entertaining. With its prime location in a vibrant, friendly community, this property offers the perfect setting for family living. Don't miss the opportunity to make this inviting home your own!



## ACCOMMODATION

**Reception Hallway** - Approached by a part glazed composite door with opaque glazed full height side window the reception hallway offers access to all principal ground floor rooms, return staircase to 1st floor with understairs storage cupboard, wood effect flooring, radiator, coving to ceiling.

**Cloakroom** - Opaque glazed UPVC window to side aspect, fitted with a 2 piece suite comprising, close coupled WC, pedestal hand wash basin, wood effect flooring, radiator.

**Kitchen Breakfast Room** - 10'6" x 10'5" (3.2m x 3.18m) UPVC window to rear aspect, fitted with a generous range of wood fronted base and eye level units with bevel edged work surfacing over, composite one and a half bowl sink, gas hob and eye level double oven, breakfast bar, radiator, wood effect flooring.

**Utility Room** - 10'4" x 5'5" (3.15m x 1.65m) Having glazed composite door and UPVC window to rear aspect, fitted with a complimentary range of base and eye level units with bevel edged work surfacing over, stainless steel sink, space for washing machine, wood effect flooring, personal door to garage.

**Lounge** - 18'7" x 12'9" (5.66m x 3.89m) Walk in UPVC box bay window to front aspect, adam style fireplace with marble backing and hearth housing gas fire, television point, wall lights, radiator, coving to ceiling.

**Dining Room** - 10'5" x 10'5" (3.18m x 3.18m) UPVC patio doors to rear aspect leading to garden, radiator, coving to ceiling.

**Groundfloor Bedroom** - 12'4" x 8'1" (3.76m x 2.46m) UPVC window to front aspect, radiator, coving to ceiling.

**1st Floor Landing** - A return staircase with opaque glazed window to side aspect leads from reception hallway to 1st floor landing having Velux roof light, airing cupboard housing hot water cylinder, radiator, loft access.

**Bedroom** - 11'6" x 11'3" (3.5m x 3.43m) UPVC window to front access, fitted with a bank of 6 built in wardrobes, radiator, television point.