


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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. 102.1 sq. metres (1099.4 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)



12 St. Clements Road, Ruskington, Sleaford, Lincolnshire, NG34 9AF

£275,000 Freehold

NO CHAIN Located in the centre of the popular village of Ruskington is this extremely spacious Two Double Bedroom Detached Bungalow offering easy access to the villages numerous amenities.

The property boasts gas central heating, UPVC double glazing, ample parking, a Garage, and is only further enhanced by an extremely large rear garden.

NO CHAIN | TWO DOUBLE BEDROOMS | SPACIOUS ACCOMMODATION | LARGER THAN AVERAGE GARDEN | AMPLE PARKING | WELL PRESENTED THROUGHOUT | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES | GARAGE



LOCATION



Bathroom - 7'10" x 6'7" (2.4m x 2m)

Garage - 17' x 9' (5.18m x 2.74m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS

DESCRIPTION

ACCOMMODATION

Entrance Hall

Lounge - 12'11" x 11'10" (3.94m x 3.6m)

Dining Room - 11'10" x 7'10" (3.6m x 2.4m)

Kitchen - 14'10" x 7'10" (4.52m x 2.4m)

Conservatory - 13'2" x 9'5" (4.01m x 2.87m)

Bedroom 1 - 12'4" x 10'11" (3.76m x 3.33m)

Bedroom 2 - 11'2" x 8'11" (3.4m x 2.72m)