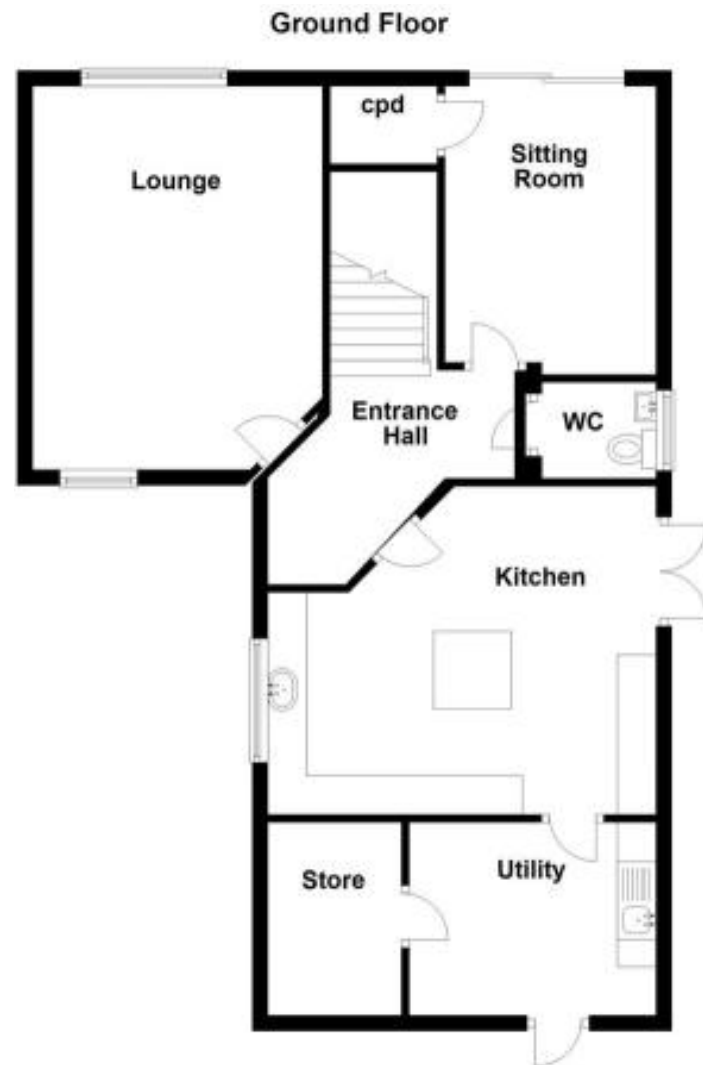


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	77	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 17 Willow Close, Ruskington, Sleaford, Lincolnshire, NG34 9GD

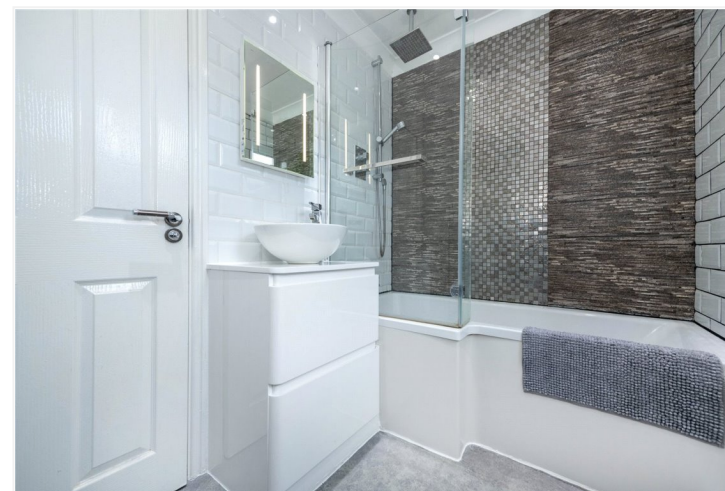
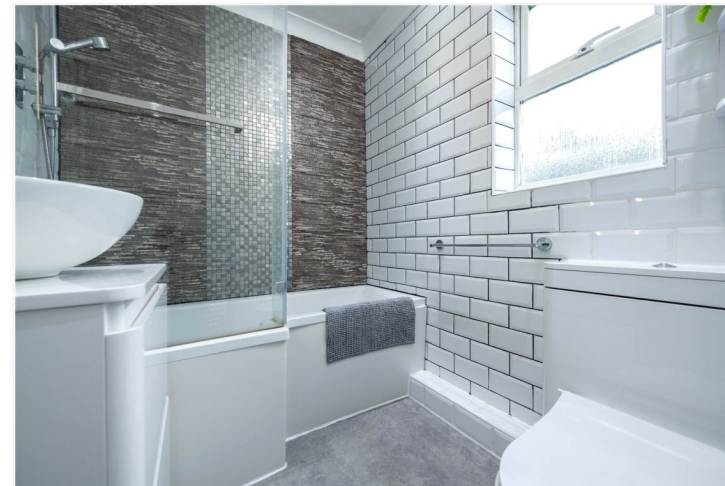
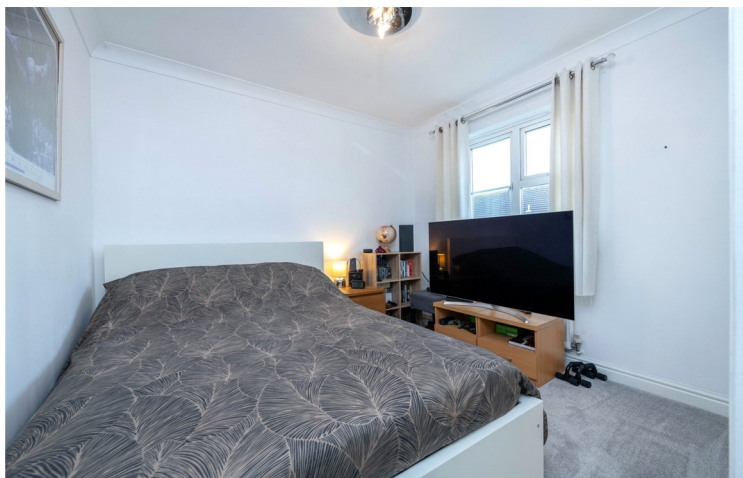
£305,000 Freehold

Winkworth are delighted to present for sale this immaculately presented Four Bedroom Detached Home on an extremely generous plot in the ever popular village of Ruskington. The property benefits from spacious accommodation comprising of an Entrance hall, Lounge, Kitchen/Diner, Downstairs Cloakroom, Utility Room, Store, Dining Room and to the first floor a spacious landing area with Four Double Bedrooms, En-Suite Shower Room and a Family Bathroom. To the front of the property there is a driveway providing off road parking for 2-3 cars. To the rear there is a private enclosed garden which is principally laid to lawn. The property is positioned well in the corner of this cul-de-sac location and also benefits from gas central heating and UPVC double glazing. The generous accommodation offers in the region of 1400 Sq Ft of living space.

A viewing is highly recommended.

Modern Detached Family Home | Immaculately Presented Throughout | Modern Fitted Kitchen | Large Sitting Room | Utility Room & Store Area | Four Double Bedrooms | En-Suite Shower Room | Gas Central Heating & UPVC D/G | Parking for 2-3 Cars | Landscaped Rear Garden





**ACCOMMODATION**

Entrance Hall

Downstairs Cloakroom

Kitchen/Diner - 16'1" x 13'9" (4.9m x 4.2m)

Lounge - 16'4" x 13'7" (4.98m x 4.14m)

Dining Room - 11'8" x 8'11" (3.56m x 2.72m)

Utility Room - 10'6" x 8'2" (3.2m x 2.5m)

Bedroom One - 16'2" x 13'11" (4.93m x 4.24m)

En-Suite Shower Room

Bedroom Two - 10'8" x 9'3" (3.25m x 2.82m)

Bedroom Three - 11'11" x 8'11" (3.63m x 2.72m)

Bedroom Four - 10'8" x 6'10" (3.25m x 2.08m)

Family Bathroom

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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