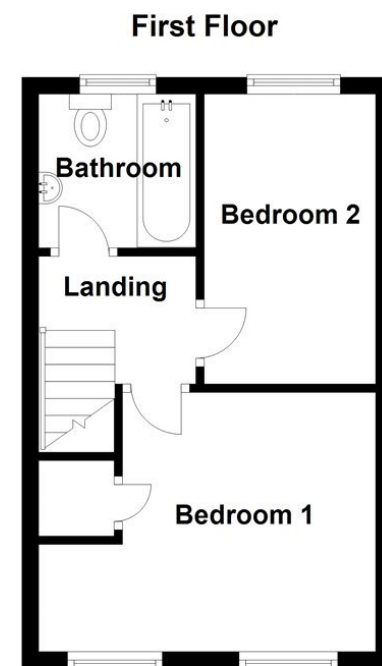
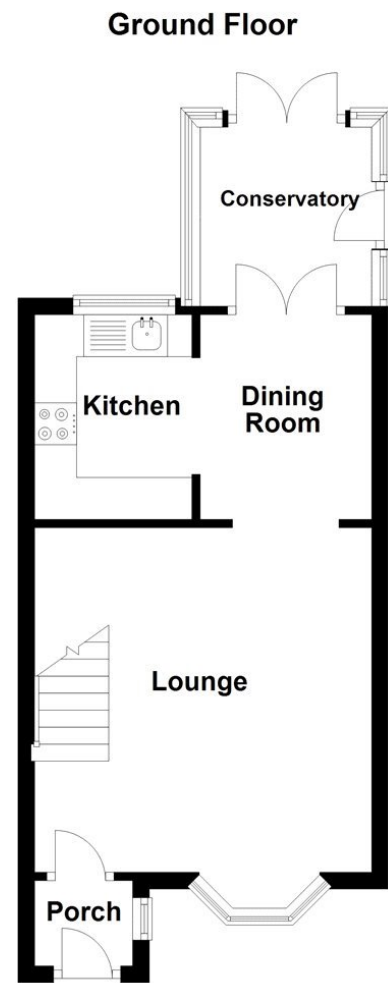


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 41 West Road, Ruskington, Sleaford, Lincolnshire, NG34 9AL

£175,000 Freehold

We are pleased to offer for sale this Two Double Bedroom Semi-Detached Home situated in the extremely amenable and popular village location of Ruskington.

The property is well presented throughout, offers spacious accommodation and would be an ideal purchase for both investors or first time buyers.

The current owners have extended and block paved the driveway to create ample parking for up to four vehicles.

The accommodation comprises of Entrance Porch, Lounge, Dining Room, Kitchen, Conservatory, Two Double Bedrooms and a Family Bathroom.

A viewing is highly advised.

TWO DOUBLE BEDROOMS | CONSERVATORY | AMPLE PARKING | NEW BLOCK PAVED DRIVEWAY | DETACHED GARAGE | POPULAR VILLAGE LOCATION | SPACIOUS ACCOMMODATION | IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE





**Bedroom One** - 13'2" x 10'6" (4.01m x 3.2m) Having two UPVC windows to front aspect, power points, airing cupboard, telephone point and radiator.

**Bedroom Two** - 11' x 6'9" (3.35m x 2.06m) With UPVC window to rear aspect, radiator, power points and coving to ceiling.

**Outside** - To the front of the property is a low maintenance gravel and paved area. To the side of this, is a large gravelled driveway offering ample off-street parking leading to the detached garage. The rear garden is principally laid to a lawn, a paved patio area and pathway and fencing to all aspects.

**Detached Garage** - 17'6" x 8'2" (5.33m x 2.5m) With up and over door to front aspect, personal door to side aspect, light and power.

**Family Bathroom** - Benefitting from a three piece suite comprising panelled bath with mains fed shower over, hand wash basin with vanity unit, low level W/C, heated towel radiator and UPVC window to rear aspect.

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

A

#### ACCOMMODATION

**Entrance Porch** - Approached via a composite door with a UPVC window to side and door into the lounge.

**Lounge** - 13'6" x 13'2" (4.11m x 4.01m) With UPVC bay window to front aspect, adam style fireplace with marble hearth and surround housing electric fire, TV point, power points, telephone point and coving to ceiling.

**Dining Room** - 8' x 7' (2.44m x 2.13m) Boasting UPVC French doors to rear aspect leading to conservatory, radiator, power points and coving to ceiling.

**Kitchen** - 8'2" x 5'6" (2.5m x 1.68m) Benefitting from a range of base and eye level units with bevel edged work top over, four ring gas hob, electric oven, composite sink, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, power points and UPVC window to rear aspect.

**Conservatory** - 7'5" x 6'2" (2.26m x 1.88m) Being of UPVC construction with doors to side and rear aspects with a pitched polycarbonate roof.

