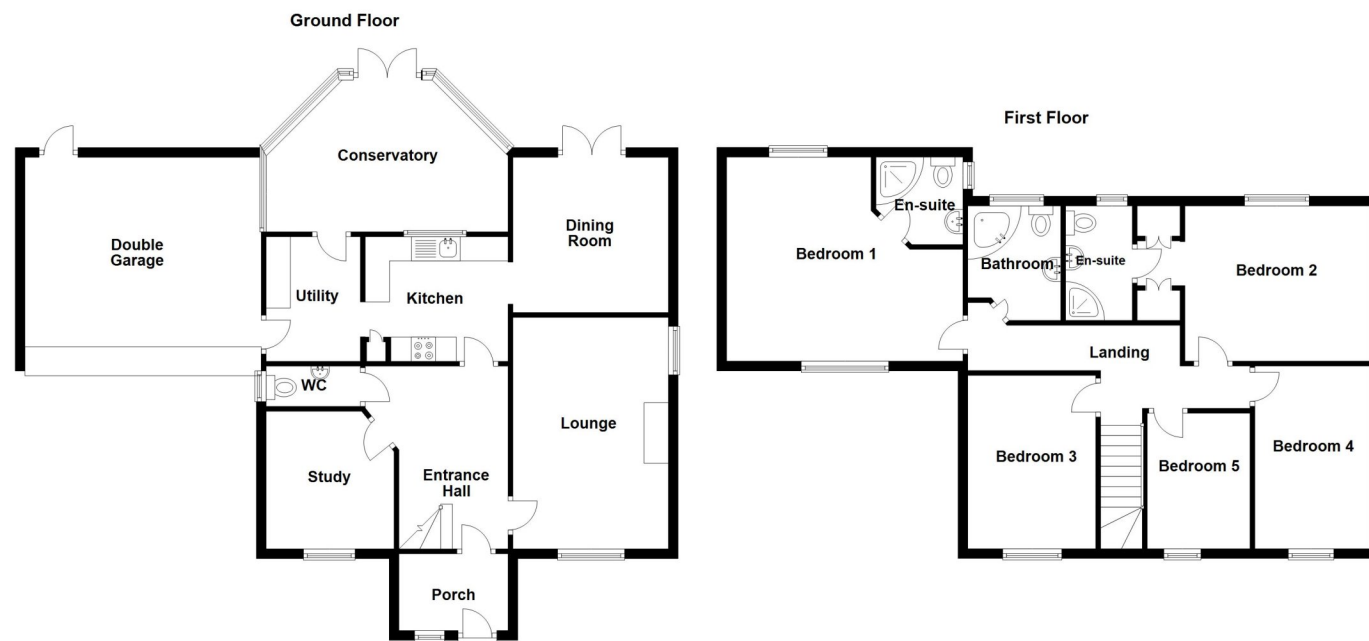


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 The Sidings, Ruskington, Sleaford, Lincolnshire, NG34 9GA

£399,950 Freehold

We are delighted to offer for sale this Five Bedroom Detached Family Home located in the ever popular village of Ruskington, and just a short walk from numerous amenities. The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Utility, Generous Study, Large Private Conservatory, Five Well Proportioned Bedrooms, Two En-Suite Shower Rooms, Family Bathroom and a integral Double Garage.

The property is well presented throughout and would make a great family home offering well proportioned accommodation, a great sized plot and Five Bedrooms to the first floor, with two boasting En-Suite Shower Rooms & a Family Bathroom serving the other Three. To the front and side of the property is a large gravelled driveway offering ample off street parking for numerous vehicles leading to the garage. The rear garden is of particular note, being principally laid to lawn with numerous plants and shrubs, fencing to all aspects, side gate, outside light and outside tap. Ruskington is a well sought after village and is just a short drive north of Sleaford with good road and rail links to Lincoln, Grantham and Peterborough. Its' local amenities include a reputable doctors surgery, numerous schools, shops and pubs.

AMPLE PARKING | INTEGRAL DOUBLE GARAGE | FIVE BEDROOMS | GENEROUS STUDY AND PRIVATE CONSERVATORY/ TWO EN-SUITE SHOWER ROOMS | NON OVERLOOKED GARDEN | VILLAGE LOCATION | SHORT WALK TO AMENITIES | FANTASTIC SIZED MASTER BEDROOM | IMMACULATELY PRESENTED



ACCOMMODATION

Entrance Hall

Living Room - 15'8" x 10'6" (4.78m x 3.2m)

Dining Room - 10'6" x 10'6" (3.2m x 3.2m)

Kitchen - 9'8" x 8'5" (2.95m x 2.57m)

Utility Area - 8'5" x 6'4" (2.57m x 1.93m)

Study - 9'4" x 8'8" (2.84m x 2.64m)

Conservatory - 16'4" x 12'5" (4.98m x 3.78m)

Bedroom One - 16' x 13'10" (4.88m x 4.22m)

En-Suite Shower Room

Bedroom Two - 12'6" x 10'6" (3.8m x 3.2m)

En-Suite Shower Room

Bedroom Three - 11'9" x 8'8" (3.58m x 2.64m)

Bedroom Four - 12'5" x 7'9" (3.78m x 2.36m)

Bedroom Five - 9'2" x 6'11" (2.8m x 2.1m)

Family Bathroom

Double Garage - 16' x 13'10" (4.88m x 4.22m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D