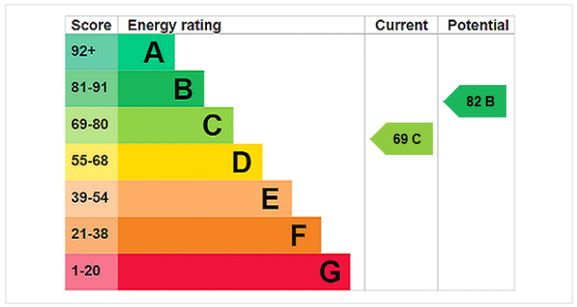
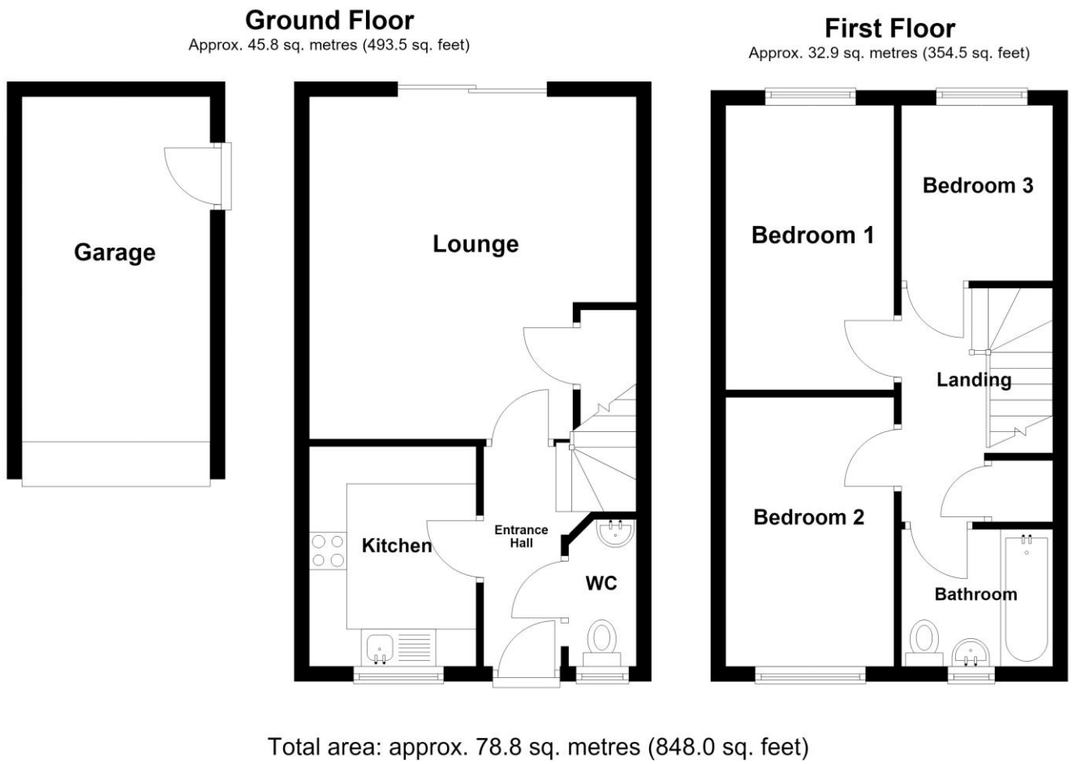
Westbeck, Ruskington, Sleaford

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. 78.8 sq. metres (848.0 sq. feet)



64 Westbeck, Ruskington, Sleaford, Lincolnshire, NG34 9GU

£210,000 Freehold

Situated on Westbeck in Ruskington, this three-bedroom semi-detached home offers approximately 850 sq. ft. of accommodation, with a spacious lounge/diner, separate kitchen, downstairs WC, generous rear garden and detached garage.

Three Bedroom Semi-Detached Home | Approx. 850 Sq. Ft. Of Accommodation | Spacious Lounge/Diner With Patio Doors | Downstairs WC | Three Well-Proportioned Bedrooms | Family Bathroom | Generous Enclosed Rear Garden | Detached Brick-Built Garage | Driveway With Off-Road Parking

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DESCRIPTION

The property is entered via an entrance hall, providing access to the downstairs WC, kitchen and lounge/diner. The kitchen is fitted with a range of light wood-effect wall and base units, contrasting worktops, an integrated oven and gas hob, along with space for further appliances. To the rear, the spacious lounge/diner provides plenty of room for both living and dining furniture, with sliding patio doors opening directly onto the garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. Bedroom one is a good-sized double with fitted wardrobes, while bedroom two also offers generous proportions. The third bedroom provides a versatile space, ideal for a child's bedroom, home office or dressing room. The family bathroom comprises a panelled bath with shower over, wash hand basin and WC.

Outside, the property benefits from a particularly generous, enclosed rear garden, predominantly laid to lawn with a paved patio area. A detached brick-built garage provides additional storage, while a driveway offers off-road parking.

The property would make an ideal first-time purchase or family home, offering well-proportioned accommodation and excellent outside space.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen - 9'8" x 7'4" (2.95m x 2.24m)

Lounge/Diner - 15'1" x 14'4" (4.6m x 4.37m)

Bedroom One - 12'6" x 7'5" (3.8m x 2.26m)

Bedroom Two - 11'10" x 7'5" (3.6m x 2.26m)

Bedroom Three - 7'9" x 6'8" (2.36m x 2.03m)

Family Bathroom

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

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LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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