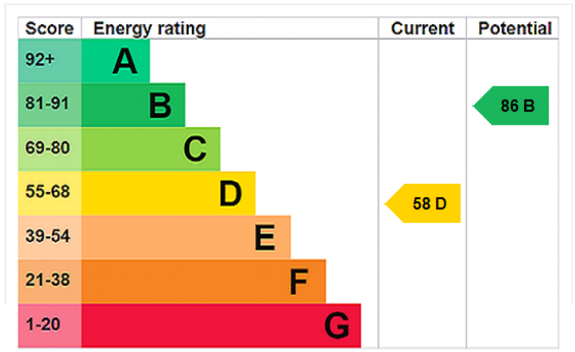
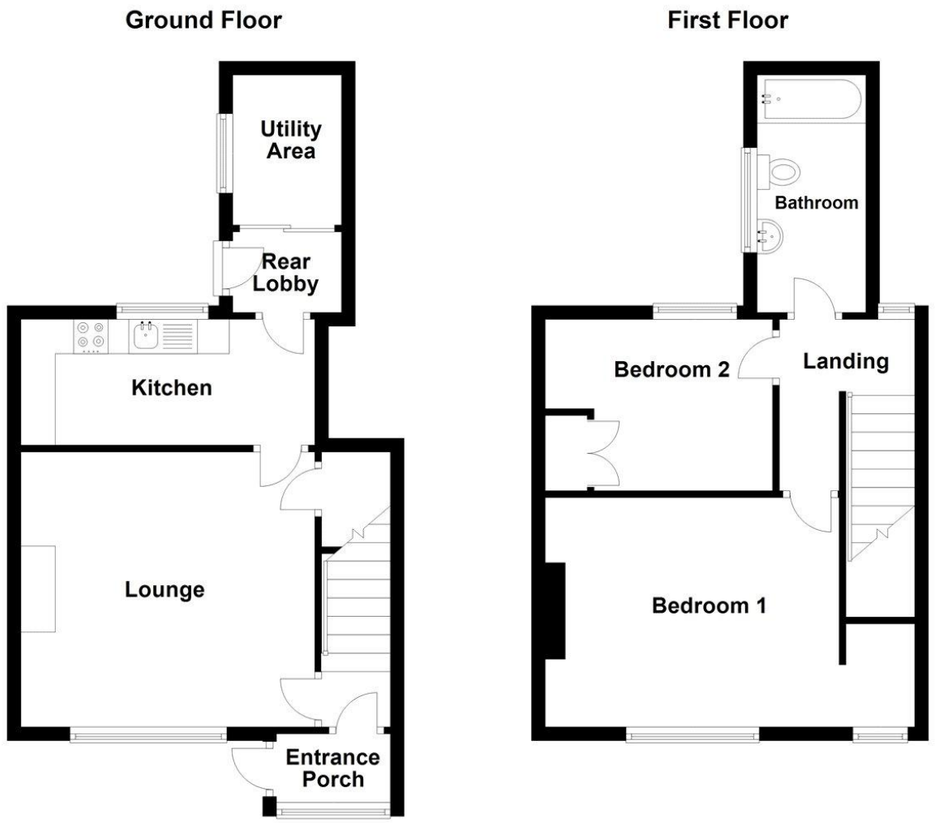










15 Chapel Street, Ruskington, Lincolnshire, NG34 9DX

OFFERS IN EXCESS OF £140,000 Freehold

Situated in the heart of the popular village of Ruskington, this characterful two-bedroom semi-detached home offers well-presented accommodation arranged over two floors, ideally suited to first-time buyers and investors.

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
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this. These images are artificially enhanced for marketing purposes. If you have any questions, please contact us.

Characterful Two Bedroom Semi-Detached Home | Situated In The Heart Of Ruskington | Spacious Front Lounge With Decorative Fireplace | Useful Rear Lobby & Utility Area | Two Well-Proportioned Bedrooms | Gas Central Heating | uPVC Double Glazing | Enclosed Low-Maintenance Rear Garden | Walking Distance To Village Amenities







Entrance Porch

Entrance Hall

Lounge - 14'1" x 13'1" (4.3m x 4m)

Kitchen - 14' x 5'11" (4.27m x 1.8m)

Utility Area - 10'11" x 5'1" (3.33m x 1.55m)

Bedroom One - 14' x 10'11" (4.27m x 3.33m)

Bedroom Two - 10'10" x 8'1" (3.3m x 2.46m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

To be advised

COUNCIL TAX BAND

A

DESCRIPTION

The property is entered via an entrance porch, leading through to a welcoming lounge positioned at the front of the house.

To the rear, the kitchen is fitted with a range of eye-level and base units with complementary work surfaces, inset sink, tiled splashbacks, and space for freestanding appliances. A window overlooks the rear courtyard, and the kitchen opens into a useful rear lobby, which in turn provides access to the utility area. The utility space offers plumbing and space for appliances and includes a door leading out to the enclosed rear yard.

Bedroom One is a generous double room located at the front of the property and Bedroom Two is positioned to the rear and is ideal as a second bedroom or home office.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC.

Outside, the property enjoys a small front garden, while to the rear there is an enclosed courtyard garden, providing a low-maintenance outdoor space.

Further benefits include uPVC double glazing and gas central heating. The property is conveniently located within easy walking distance of local shops, amenities, and transport links within Ruskington.

ACCOMMODATION









