



## 24 Beck Close, Ruskington, Sleaford, Lincolnshire, NG34

£165,000 Freehold

This two-bedroom semi-detached house is located in a popular area of Ruskington and offers well presented accommodation. The property has off-road parking to the front and a low maintenance garden to the rear.

On the ground floor, there is an entrance hall leading into a comfortable lounge, with access into the kitchen, which is fitted with modern units and work surfaces, includes a breakfast bar, and has a door opening out to the rear garden.

Upstairs, there are two bedrooms, both of a reasonable size, along with a bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Two Bedroom Semi Detached House | Popular Residential Location | Off Road Parking | Comfortable Lounge | Modern Fitted Kitchen | Breakfast Bar | Two First Floor Bedrooms | Bathroom With Shower Over Bath | Enclosed Low Maintenance Rear Garden

Outside, the rear garden is enclosed and laid mainly to gravel, making it easy to maintain and offering space for outdoor seating. Overall, the property is well cared for and would suit a first-time buyer, someone looking to downsize, or an investor.

### ACCOMMODATION

**Entrance Porch** - 3'10" x 2'8" (1.17m x 0.81m)

**Kitchen** - 12'2" x 7'4" (3.7m x 2.24m)

**Lounge** - 13'5" x 12'3" (4.1m x 3.73m)

**Bedroom 1** - 12'3" x 8'1" (3.73m x 2.46m)

**Bedroom 2** - 12'3" x 6'9" (3.73m x 2.06m)

**Bathroom** - 9'4" x 4'8" (2.84m x 1.42m)

### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

A

*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.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		

