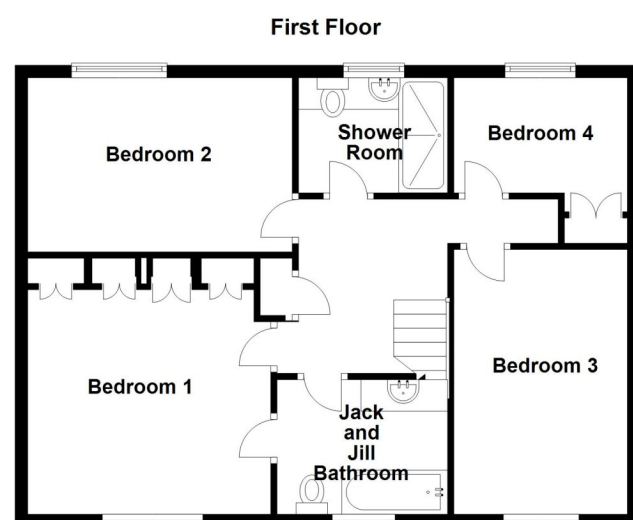
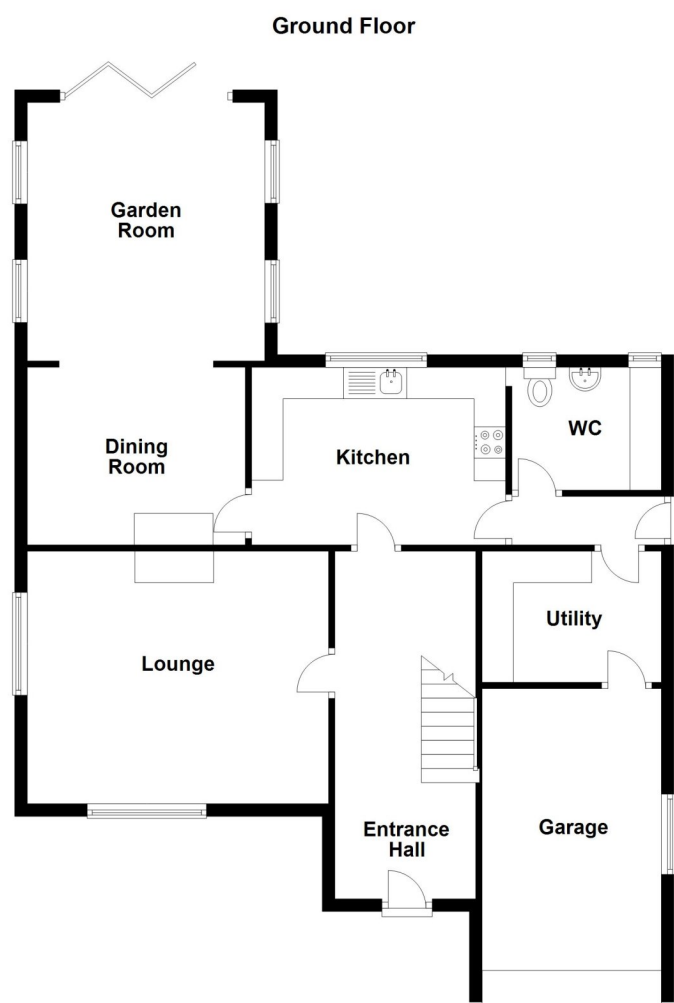


EPC TO FOLLOW



## 8 Leasingham Lane, Ruskington, Sleaford, Lincolnshire, NG34 9AQ

£385,000 Freehold

We are delighted to offer for sale this superbly presented Four Bedroom Detached Home situated on one of Ruskington's most prestigious roads, sitting on a larger than average plot. The property boasts electric operated gates to the front and a large block paved driveway offering ample off street parking, along with a large lawned area with a shaped flower bed surrounded by a dwarf wall and iron railings. The rear garden is of particular note, being non overlooked, westerly aspect, principally laid to lawn with mature plants and shrubs, a large patio area with an electric awning over, outside tap, outside light, side gate, pergola to the rear of the garden and fencing to all aspects. The accommodation comprises of Entrance Hall, Downstairs W/C, Lounge, Dining Room, Kitchen, Garden Room, Utility Room, Four Bedrooms, Jack & Jill En-Suite Bathroom, Shower Room and Integral Garage. The property is impeccably presented throughout with a modern fitted Kitchen & Bathrooms, with the Garden Room being a fantastic selling point with bifolding doors opening out onto the garden, making it the perfect room for entertainment in the summer.

A viewing of this property is highly recommended to appreciate the size and position of this lovely family home.

DETACHED FAMILY HOME | FOUR WELL PROPORTIONED BEDROOMS | STUNNING GARDEN ROOM WITH BIFOLDING DOORS | AMPLE PARKING | ELECTRIC GATES TO THE FRONT | NON OVERLOOKED WESTERLY FACING GARDEN | IMPECCABLY PRESENTED THROUGHOUT | MODERN FITTED KITCHEN | STYLISH BATHROOMS | DESIRABLE LOCATION | SHORT WALK TO VILLAGE CENTRE



**ACCOMMODATION**

Entrance Hall

Lounge - 15'9" x 13'1" (4.8m x 4m)

Dining Room - 11'4" x 9'3" (3.45m x 2.82m)

Kitchen - 13'2" x 9'3" (4.01m x 2.82m)

Garden Room - 13'6" x 12'5" (4.11m x 3.78m)

Utility Room - 9'2" x 6'10" (2.8m x 2.08m)

Downstairs W/C

Bedroom One - 12'6" x 12'4" (3.8m x 3.76m)

Jack & Jill Bathroom

Bedroom Two - 15'3" x 9'1" (4.65m x 2.77m)

Bedroom Three - 13'5" x 8'6" (4.1m x 2.6m)

Bedroom Four - 9'1" x 6'9" (2.77m x 2.06m)

Shower Room

Garage - 15'8" x 9'2" (4.78m x 2.8m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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