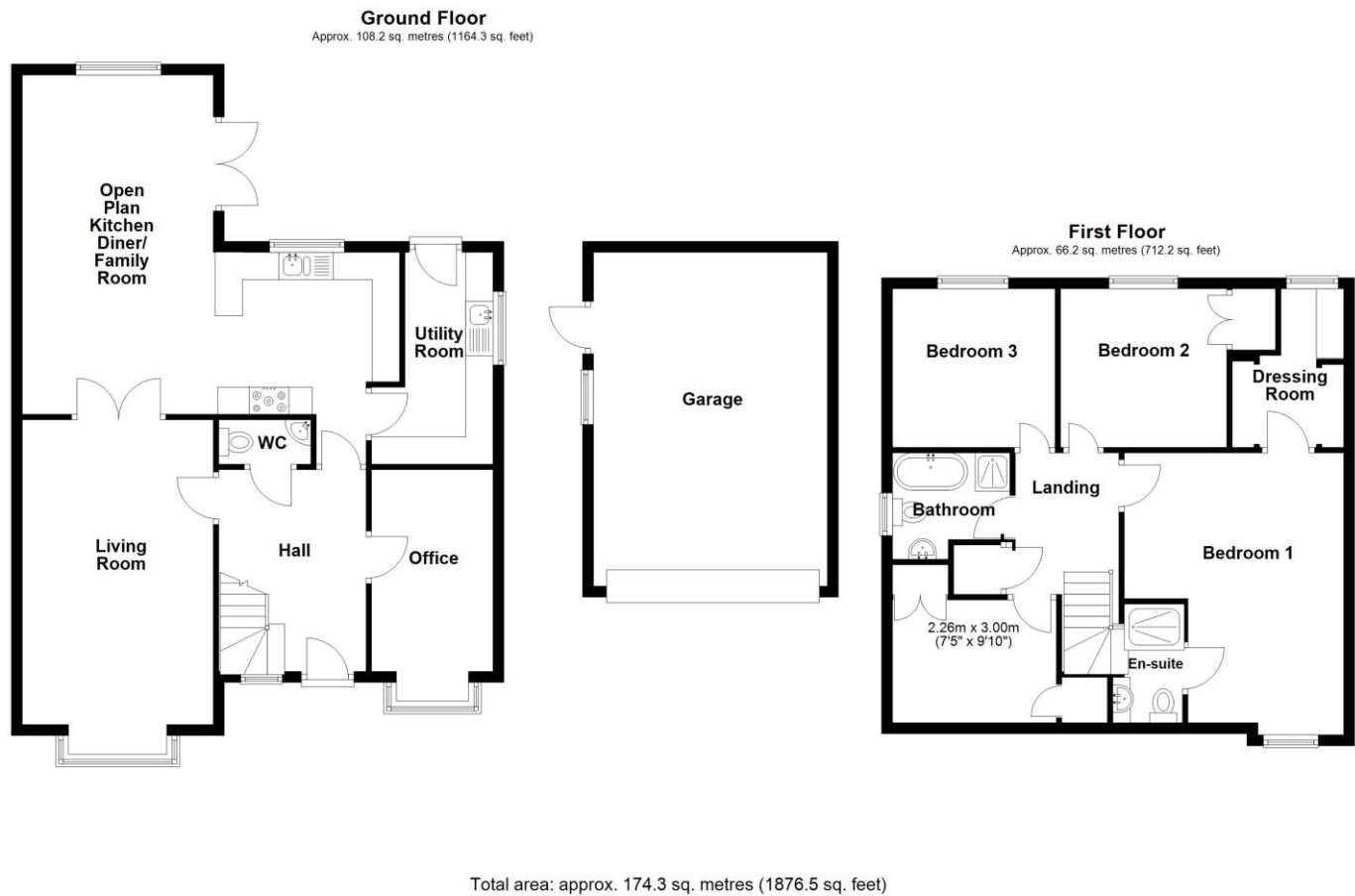


3B, Chestnut Street, Ruskington, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



3B, Chestnut Street, Ruskington, Sleaford, Lincolnshire, NG34 9DL

£375,000 Freehold

Beautifully presented throughout, this attractive detached property offers generous living space and the added luxury of underfloor heating across the entire ground floor. The accommodation includes a bright living room, versatile office/snug, and a superb open-plan kitchen/diner/family room with French doors to the garden, plus a separate utility and ground-floor WC. Upstairs features three well-proportioned bedrooms, including a spacious main bedroom with dressing room and en-suite, along with a modern family bathroom. Outside, a large block-paved driveway provides ample parking and leads to a detached double garage. The enclosed rear garden offers a lawn and patio ideal for outdoor dining.

Attractive 3-bed detached home with underfloor heating throughout the ground floor | Spacious open-plan kitchen/diner/family room plus separate living room and office/snug | Main bedroom with dressing room and en-suite, plus modern family bathroom | Large block-paved driveway and detached double garage | Private rear garden with lawn and patio, ideal for outdoor dining and entertaining



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ACCOMMODATION

Reception Hallway - Approached via a composite door with UPVC window to front aspect, having ceramic tiled flooring with underfloor heating, coving and giving access to principal ground floor rooms.

Living Room - 18'4" x 11'6" (5.6m x 3.5m) Having walk in box bay UPVC window to front aspect, adam style fireplace with marble backing and hearth housing living flames gas fire, television point, wall lights, coving to ceiling and double doors to Kitchen/ Dining/ Family room.

Kitchen Dining Family Room - 22'7" (6.88) x 20'5" (6.22) max nt 9'9" (2.97) A generous L shaped room with two UPVC window to rear aspect, UPVC french doors to side aspect leading to patio, the kitchen is fitted with a range of shaker style base, eye level and larder unitls with oak work surfacing, one and a half bowl stainless steel sink, chimney style fitment housing range cooker, space for American style fridge freezer, wine chiller, ceramic tiled flooring.

Utility Room - 13'5" x 5'3" (4.1m x 1.6m) Half glazed UPVC door to rear aspect, UPVC window to side aspect, fitted with a complimentary range of base, eye level and larder units, wood effect work tops, space for washing machine and tumble dryer, wall mounted gas fired boiler supplying central heating and hot water.

Study - 12'2" x 7'8" (3.7m x 2.34m) Walk in UPVC window to front aspect, coving to ceiling.

Cloakroom - Fitted with a 2 piece suite comprising close coupled WC, corner floor standing vanity unit housing hand wash basin.

Landing - Dog legged staircase rises from the reception hallway to 1st floor landing having airing cupboard, radiator and loft access.

Master Bedroom - 16'3" x 13'2" max (4.95m x 4.01m max) UPVC window to front aspect, television point, radiator, coving to ceiling.

Dressing Room - 9'7" x 6'7" (2.92m x 2m) UPVC window to rear aspect, fitted with a range of built in furniture comprising dressing table, drawers and wardrobes with hanging and shelved storage.



En-Suite - Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising double shower cubicle with twin head mains fed shower over, close coupled WC, hand wash basin, heated towel radiator.

Bedroom - 10' x 9'4" (3.05m x 2.84m) UPVC window to rear aspect, built in double wardrobe, radiator, coving to ceiling.

Bedroom - 11'7" x 10' (3.53m x 3.05m) UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom - 11'6" x 8'1" (3.5m x 2.46m) UPVC window to front aspect, built in double wardrobe, linen store, radiator.

Family Bathroom - Opaque glazed UPVC window to side aspect, light tube, fitted with a 4 piece suite comprising panelled double ended bath, seperate shower cubicle with twin head mains fed shower over, close coupled WC, pedestal hand wash basin, illuminated mirror/TV, heated towel radiator, ceramic tiled flooring.

Outside - The property boasts and end of cul de sac location with a none overlooked garden abutting the village stream.

to the front is a block paved driveway offering off street parking for up to 5 vehicles leading to the Detached Double Garage 20'4" x 14'1" with electric roller door to front aspect, personal door and window to side aspect, light power ponts and loft storage.

The rear garden is none overlooked and abuts the village stream, the garden is principally laid to lawn with a generous paved patio and seating area with outdoor kitchen, there is gated side access and out side lighting.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E