



## 31 Whitehouse Road, Ruskington, Sleaford, Lincolnshire, NG34

£195,000 Freehold

We are pleased to present this three bedroom semi-detached property, positioned within the ever-popular village of Ruskington. Benefitting from well-proportioned accommodation with ample parking and an enclosed rear garden, the property is offered to the market with no onward chain.

The ground floor comprises a spacious lounge with staircase rising to the first floor and a kitchen/diner fitted with a range of units, work surfaces, and space for dining, with direct access to the rear garden.

Three bedroom semi-detached home | Spacious lounge and kitchen/diner | Ample off-road parking | Enclosed rear garden | No onward chain | Excellent amenities within walking distance | Highly regarded village location with rail links

## DESCRIPTION

To the first floor there are three bedrooms, two of which are doubles, together with a family bathroom including panelled bath with shower over, pedestal wash hand basin and WC.

The property is approached via a gravelled driveway providing off-road parking for multiple vehicles, in addition to a small lawned garden to the front. To the rear is an enclosed garden, laid predominantly to lawn with a patio area, ideally suited to outdoor dining and entertaining.

Ruskington is one of Lincolnshire's largest villages and offers an excellent range of local amenities including shops, schools, medical centre, public houses, and cafes. The village further benefits from its own railway station with direct links to Sleaford, Lincoln and beyond, alongside regular bus services. With a strong community atmosphere and convenient transport connections, Ruskington remains a highly desirable location for families and professionals alike.

## ACCOMMODATION

### Entrance Hall

**Lounge** - 16'5" x 12'8" (5m x 3.86m)

**Kitchen/Diner** - 16'5" x 10'8" (5m x 3.25m)

**Bedroom** - 10'11" x 10'4" (3.33m x 3.15m)

**Bedroom** - 11'7" x 9'3" (3.53m x 2.82m)

**Bedroom** - 7'8" x 6'8" (2.34m x 2.03m)

### Bathroom

**Agents Note** - This property has been owned by the current seller for approximately six months. Therefore there are only certain lenders who will lend. For more information on this, please speak to a member of the sales team.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

