

Westcliffe Road, Ruskington, Sleaford

Approximate gross internal area:

Main house *Insert measurements*

Insert area *Insert measurements*

Insert area *Insert measurements*

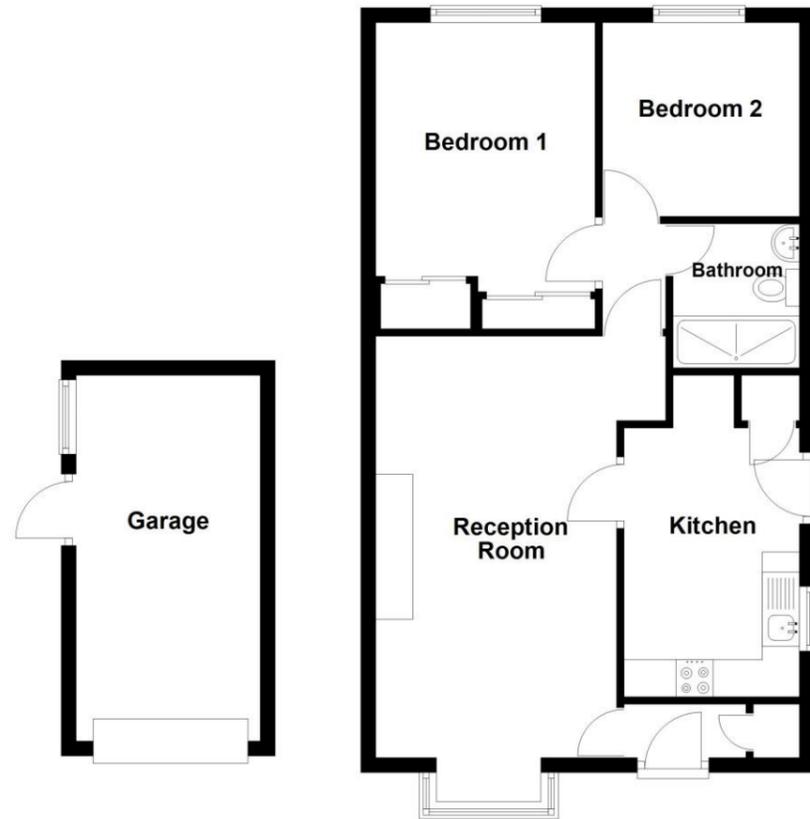
Total **Insert total**

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		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 69.1 sq. metres (743.5 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 sq. feet)



114 Westcliffe Road, Ruskington, Lincolnshire, NG34 9AY

£220,000 Freehold

This well-maintained and nicely presented detached bungalow sits in a pleasant, non-estate location on the edge of the village.

The accommodation includes a lounge, breakfast kitchen, two bedrooms, and a modern shower room fitted with a spacious double shower cubicle.

The property also benefits from gas fired central heating and UPVC double glazing.

The front garden is well presented and the rear garden is private, secure, and non-overlooked, with a lawn and two patio areas. To the side, there is a long block-paved driveway offering plenty of parking, and leads to a detached garage.

Come and have a look!

TWO DOUBLE BEDROOMS | AMPLE PARKING | DETACHED GARAGE | NON ESTATE | WELL PRESENTED THROUGHOUT | EDGE OF VILLAGE LOCATION | OVERLOOKING FIELDS TO THE FRONT | POPULAR VILLAGE | CLOSE TO AMENITIES



LOCAL AUTHORITY
North Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
B



ACCOMMODATION

Entrance Hall

Lounge - 18'9" x 10'8" (5.72m x 3.25m)

Kitchen - 12'5" x 7'10" (3.78m x 2.4m)

Bedroom 1 - 11' x 10' (3.35m x 3.05m)

Bedroom 2 - 8'7" x 8'2" (2.62m x 2.5m)

Bathroom - 6'4" x 5'5" (1.93m x 1.65m)

Garage - 16'2" x 8'2" (4.93m x 2.5m)

