



70 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34

£169,950 Freehold

NO CHAIN This spacious Two Bedroom Semi-Detached, ChanceOption built home is located in the highly sought-after village of Ruskington, offering a desirable cul-de-sac position just a short distance from the village centre.

The home benefits from ample parking, UPVC double glazing and gas central heating.

NO CHAIN | TWO DOUBLE BEDROOMS | DOWNSTAIRS W/C | FOUR PIECE SUITE FAMILY BATHROOM | AMPLE PARKING | CUL-DE-SAC POSITION | POPULAR RESIDENTIAL LOCATION | IDEAL FOR FTB'S & INVESTORS ALIKE

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Downstairs Cloakroom, Two Double Bedrooms and a four piece suite Family Bathroom.

Externally, the property boasts a gravelled driveway offering ample parking. The rear garden is principally laid to lawn, enclosed by fencing to all aspects, west facing and non-overlooked.

Come and have a look!

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom - 4'5" x 3'5" (1.35m x 1.04m)

Kitchen - 11'2" x 10'3" (3.4m x 3.12m)

Lounge - 15'2" x 13'10" (4.62m x 4.22m)

Bedroom One - 15'2" x 9'5" (4.62m x 2.87m)

Bedroom Two - 11'7" x 8'1" (3.53m x 2.46m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

To be advised

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

