



## 7 Beechtree Close, Ruskington, Sleaford, Lincolnshire, NG34

£185,000 Freehold

This well presented Three Bedroom Semi Detached Home is situated in a cul-de-sac location in the well-equipped village and popular village of Ruskington.

Internally, the accommodation consists of an Entrance Hall, Lounge, Kitchen/Diner, Three well proportioned Bedrooms and a Family Bathroom.

THREE BEDROOM SEMI-DETACHED HOME | KITCHEN/DINER | ENCLOSED & PRIVATE  
REAR GARDEN | GRAVEL DRIVEWAY | DETACHED GARAGE | THREE WELL  
PROPORTIONED BEDROOMS | IDEAL FOR FTB'S & INVESTORS ALIKE | POPULAR VILLAGE  
LOCATION | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hall

Lounge - 14'8" x 14'1" (4.47m x 4.3m)

Kitchen Diner - 14'1" x 8' (4.27m x 2.44m)

Bedroom One - 11'8" x 8'3" (3.56m x 2.51m)

Bedroom Two - 10'6" x 8'3" (3.2m x 2.51m)

Bedroom Three - 6'10" x 6'3" (2.08m x 1.9m)

Family Bathroom

Garage



LOCAL AUTHORITY

North Kesteven District Council

TENURE

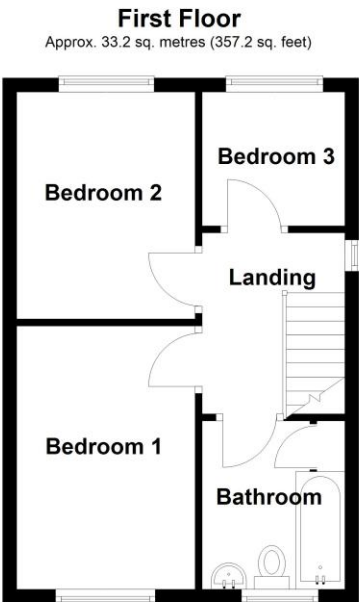
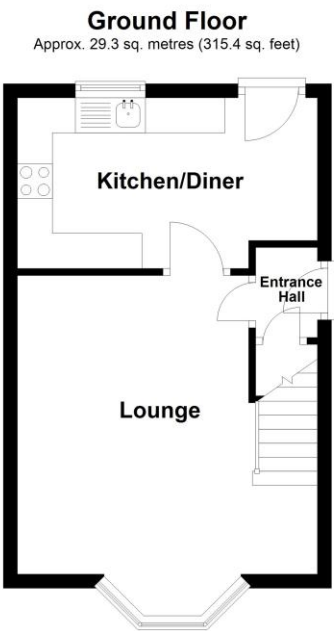
Freehold

COUNCIL TAX BAND

A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



Total area: approx. 62.5 sq. metres (672.6 sq. feet)