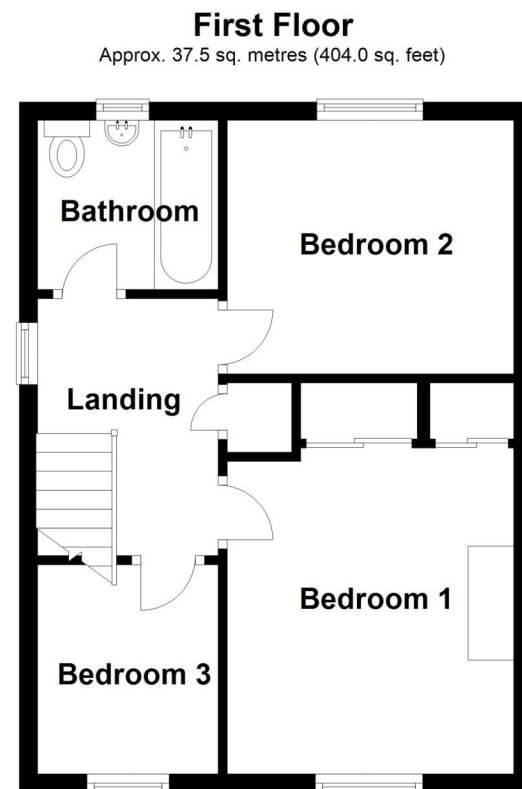
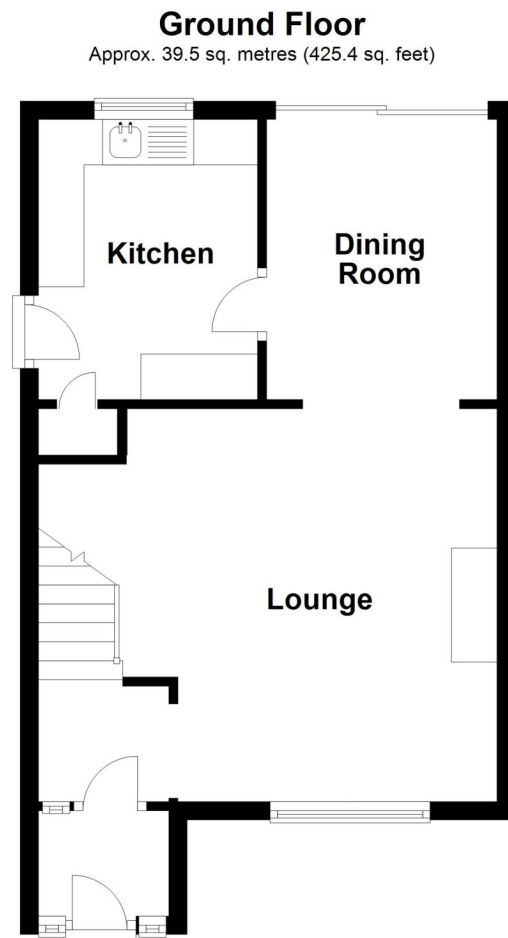


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	57
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total area: approx. 77.0 sq. metres (829.3 sq. feet)

### 33 Whitehouse Road, Ruskington, Sleaford, Lincolnshire, NG34 9TP

£180,000 Freehold

An established 3 bedroom semi detached home on a dead end street in the popular and well served village of Ruskington and just a short walk from the village centre and its many amenities.

AMPLE PARKING | DETACHED GARAGE | THREE BEDROOMS | WELL PROPORTIONED ACCOMMODATION | SOUTH FACING GARDEN  
| POPULAR VILLAGE LOCATION | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



**Landing** - Staircase rises from entrance hall to 1st floor landing with window to side aspect, linen cupboard and loft access.

**Bedroom 1** - 12'10" x 9'4" (3.9m x 2.84m) Having 3 built in wardrobes with sliding doors, UPVC window to front aspect, radiator, television point, coving to ceiling.

**Bedroom 2** - 9'6" x 9'3" (2.9m x 2.82m) UPVC window to rear aspect, television point, radiator, coving to ceiling.

**Bedroom 3** - 8'4" x 7' (2.54m x 2.13m) UPVC window to front aspect, fitted cabin bed, radiator, coving to ceiling.

**Bathroom** - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising panelled bath with electric shower over, close coupled WC, pedestal hand wash basin, chrome heated towel radiator, wood effect flooring.

**Outside** - The front garden is laid to a shaped lawn with slate chipped border, there is a generous block paved driveway leading to the side of the house offering ample off street parking and leading to the detached garage 16'8" x 9'3" having twin timber doors to front aspect, light and power point, there is also a useful garden store to the rear of the garage 9'3" x 5'5" with personal door, light and power point.

The rear garden is westerly aspected and principally laid to lawn with a paved patio and 2nd seating area.

## ACCOMMODATION

**Porch** - Approach by a part glazed wood effect UPVC door with 2 full height opaque glazed side windows and offering useful storage area.

A half glazed hardwood door leads from the porch to the entrance hall.

**Entrance Hall** - Having radiator, coving to ceiling and staircase to 1st floor.

**Lounge** - 14'2" x 13'3" (4.32m x 4.04m) Having UPVC window to front aspect, radiator, television point, coving to ceiling and arch way to dining room.

**Dining Room** - 9'4" x 8'4" (2.84m x 2.54m) Having wood effect UPVC patio doors to rear aspect leading to garden, radiator, wood effect flooring, coving to ceiling.

**Kitchen** - 9'4" x 7'7" (2.84m x 2.3m) UPVC window to rear aspect, half glazed door to side aspect, understairs storage cupboard, fitted with a range of wood effect base and eye level unit with bevel edged slate effect worktop over, ceramic hob, double electric oven, stainless steel sink, space for washing machine and fridge.



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B