

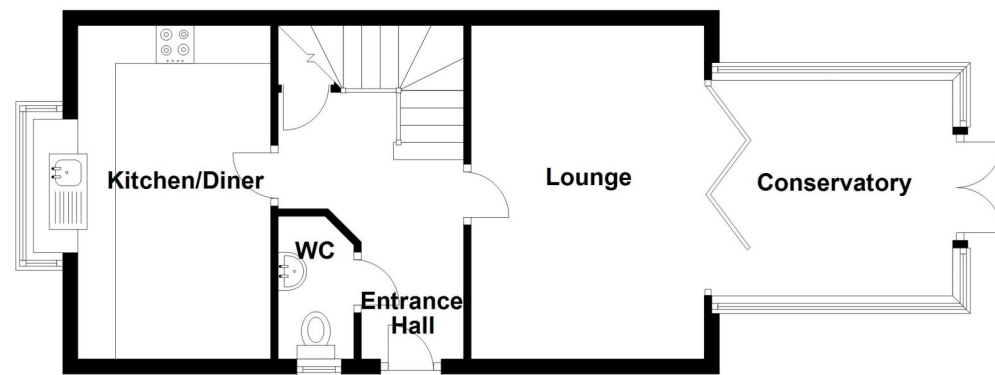
**Sessile Crescent, Ruskington, Sleaford**

*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.*

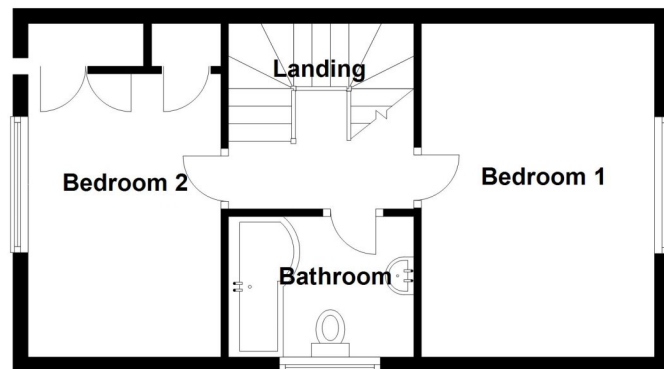
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**31 Sessile Crescent, Ruskington, Sleaford, Lincolnshire, NG34 9WP**

**£199,950 Freehold**

**\*NO CHAIN\*** Built by well renowned local builder 'ChanceOption Homes' is this stunning Two Bedroom Semi-Detached Home situated in an enviable position tucked away from road.

Boasting underfloor heating all through the downstairs, the property also benefits from a stunning german engineered 'Roktpunk' Kitchen with built in Bosch appliances including, oven and grill, gas hob, fridge freezer and washing machine. The two double Bedrooms upstairs are a fantastic size, with Bedroom Two having bespoke fitted wardrobes.

NO CHAIN | TWO DOUBLE BEDROOMS | UNDERFLOOR HEATING | BIFOLDING DOORS INTO CONSERVATORY | STUNNING KITCHEN | BUILT IN WARDROBES | TUCKED AWAY POSITION | POPULAR VILLAGE LOCATION | BUILT BY CHANCEOPTION HOMES

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## ACCOMMODATION

Entrance Hall

Downstairs W/C - 5'7" x 3'11" (1.7m x 1.2m)

Lounge - 14'4" x 10'1" (4.37m x 3.07m)

Kitchen/Diner - 14'4" x 11'7" (4.37m x 3.53m)

Conservatory - 10'3" x 8'5" (3.12m x 2.57m)

Bedroom One - 14'4" x 10'3" (4.37m x 3.12m)

Bedroom Two - 12'3" x 9'3" (3.73m x 2.82m)

Family Bathroom - 7'1" x 6'1" (2.16m x 1.85m)

**Agents Note** - There is a management charge for this property, which is approximately £100 per year.



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B