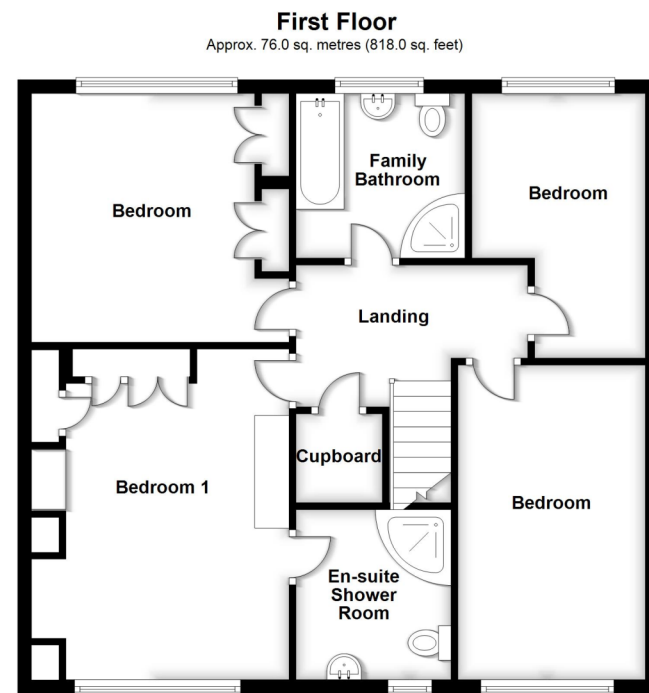
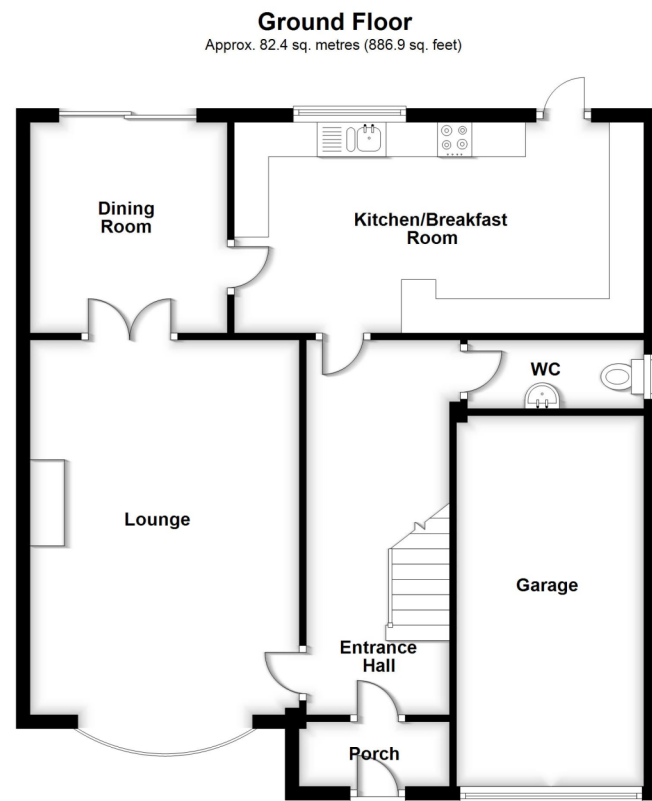


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 158.4 sq. metres (1704.9 sq. feet)



## 14 Tomlinson Way, Ruskington, Sleaford, Lincolnshire, NG34 9TW

**£350,000 Freehold**

We are pleased to offer for sale this well presented Four Bedroom Detached home in the village of Ruskington. The property boasts Four Double Bedrooms, a lovely big Kitchen/Breakfast Room and spacious accommodation throughout. Internally the property comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Downstairs W/C, Four Double Bedrooms, Family Bathroom and EnSuite Shower Room. Outside, to the front of the property, there is a large gravel driveway offering ample off street parking, along with a lawned area with numerous plants and shrubs. The rear garden is a fantastic sized, being principally laid to lawn with mature trees and shrubs, fencing to all aspects and a side gate providing access to the front of the property. The property boasts a newly refurbished Kitchen including an integrated fridge, freezer, dishwasher, electric double oven and electric hob, modern En-Suite with power shower & Bathroom with electric shower, and white hardwood internal doors. also benefits from uPVC double glazing and gas central heating. Ruskington is a highly sought after village offering plenty of amenities including shops, pubs, railway station, reputable doctors' surgery and much more.

A viewing is highly advised.

FOUR DOUBLE BEDROOMS | POPULAR VILLAGE LOCATION | LARGE CORNER PLOT | AMPLE PARKING | GARAGE | IMPRESSIVE KITCHEN/BREAKFAST ROOM | STYLISH INTERNAL DOORS | MODERN EN-SUITE | SPACIOUS ACCOMMODATION





## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 17'10" x 12'10" (5.44m x 3.9m)

Dining Room - 10'1" x 9'5" (3.07m x 2.87m)

Kitchen/Breakfast Room - 19'7" x 9'5" (5.97m x 2.87m)

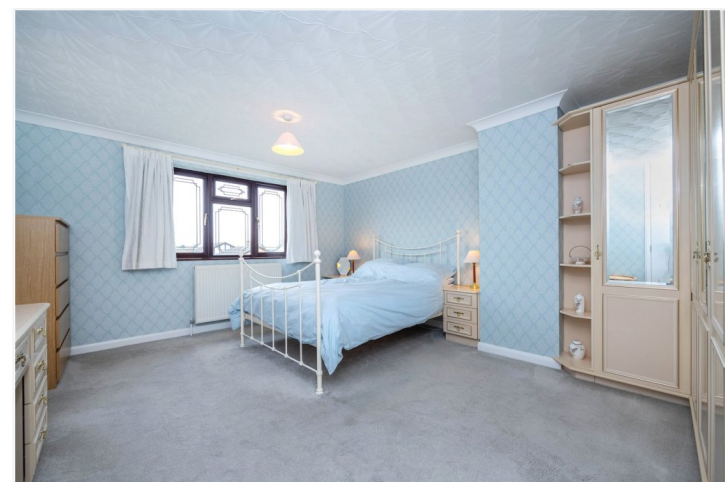
Bedroom One - 15'9" x 12'8" (4.8m x 3.86m)

En-Suite Shower Room

Bedroom Two - 16'4" x 9'1" (4.98m x 2.77m)

Bedroom Three - 12'2" x 11'9" (3.7m x 3.58m)

Bedroom Four - 11'8" x 8'11" (3.56m x 2.72m)



Family Bathroom

Garage - 17'8" x 8'11" (5.38m x 2.72m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

