

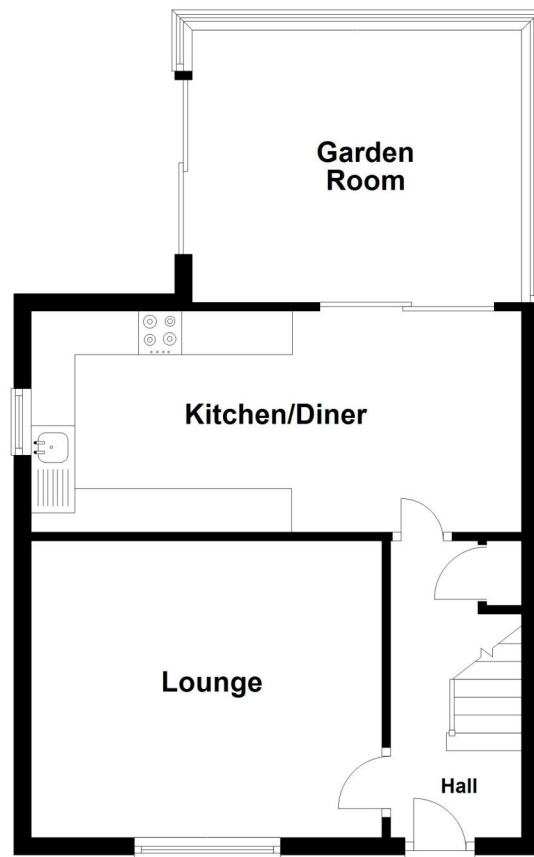
Cornwall Way, Ruskington, Sleaford

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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

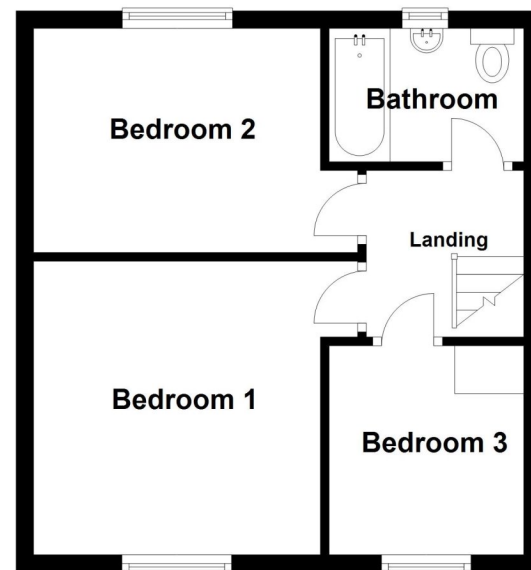
Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 sq. feet)



8 Cornwall Way, Ruskington, Sleaford, Lincolnshire, NG34 9HW

£189,950 Freehold

This extremely well presented Three Bedroom Semi-Detached home has been improved by the current vendor with the addition of a Conservatory, immaculately landscaped rear Garden and a modern scheme of decor throughout. The property also benefits from a block paved driveway to the front ample parking, and boasting a convenient location which is just a small walk to local amenities. Internally the property comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory which has underfloor heating and can be used all year round, Three well-proportioned Bedrooms and a Family Bathroom. Come and have a look!

Three Bedroom Semi Detached Home | Stunning Rear Garden | Ample Parking | Large Conservatory | UPVC Windows | Close To Village Centre | Boiler with 5 year warranty



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See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.



See things differently.

ACCOMMODATION

Entrance Hall - 11'2" x 4'11" (3.4m x 1.5m)

Lounge - 13'3" x 11'2" (4.04m x 3.4m)

Kitchen/Diner - 20'2" x 8'4" (6.15m x 2.54m)

Conservatory - 13'4" x 10'2" (4.06m x 3.1m)

Bedroom One - 12'1" x 10'9" (3.68m x 3.28m)

Bedroom Two - 12' x 8'6" (3.66m x 2.6m)

Bedroom Three - 8'7" x 7'8" (2.62m x 2.34m)

Family Bathroom - 7'6" x 5'5" (2.29m x 1.65m)

Agents Note - The property is a Cornish construction and it would therefore require a specialist lender. Please call us for more information on 01529 303377.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

