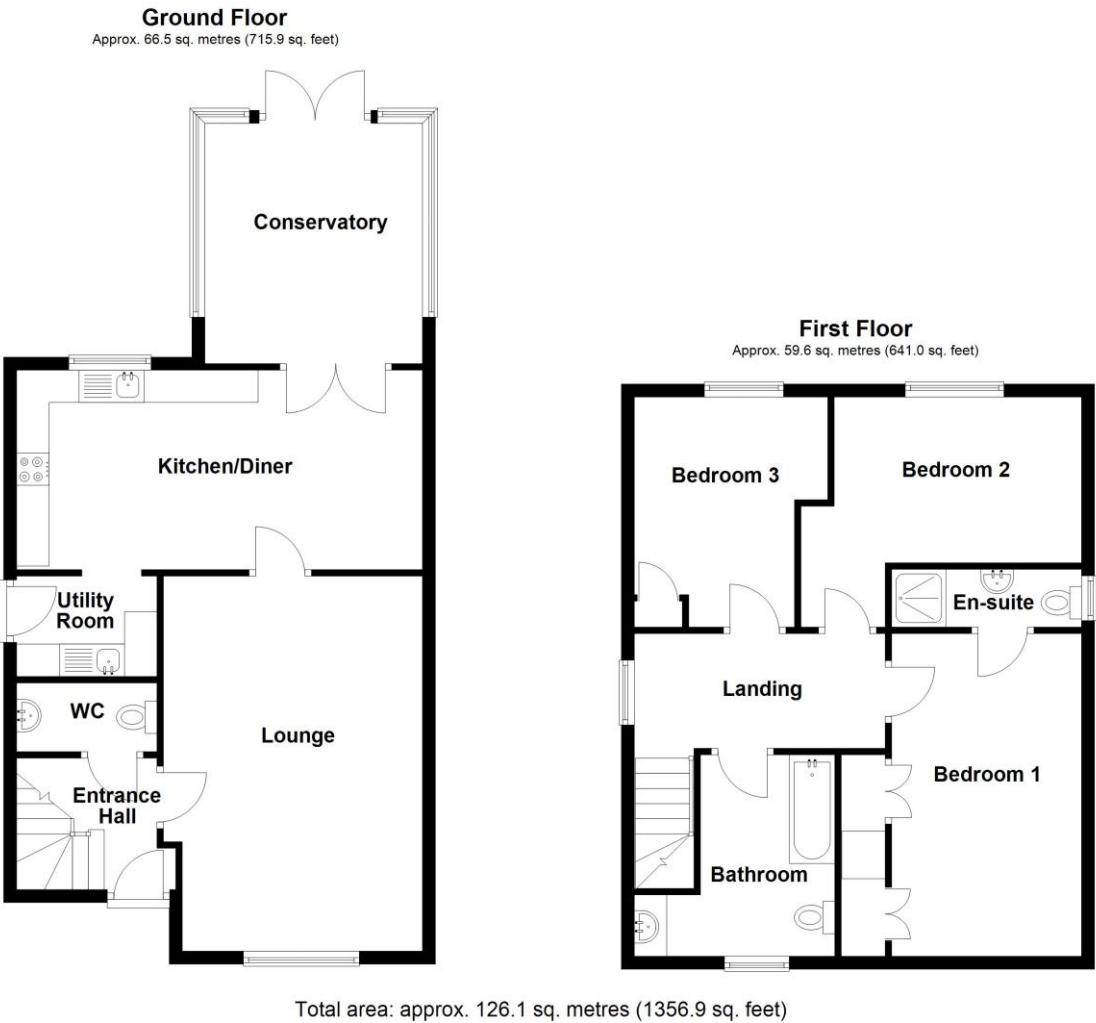


Poplar Close, Ruskington, Sleaford

*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.*

EPC TO FOLLOW



35 Poplar Close, Ruskington, Sleaford, Lincolnshire, NG34 9TL

£285,000 Freehold

**\*NO CHAIN\*** This exceptionally spacious and delightful detached family home is situated in a popular cul-de-sac on the outskirts of Ruskington, yet remains within easy walking distance of the village amenities. The property offers three double bedrooms, including a master with en suite, and a main family bathroom.



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See things differently.

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No Chain | Three Bedroom Detached Family Home | Three Double Bedrooms | Master Bedroom with En-Suite | Spacious Kitchen Diner | Conservatory With Garden Access | Gas Central Heating | UPVC Windows | Large Driveway Leading To Garage | South-Facing Garden | Private Non-Overlooked Garden



See things differently.



DESCRIPTION

The ground floor accommodation comprises an entrance hall, separate cloakroom, lounge, a generous kitchen diner, utility room, and conservatory. Featuring gas-fired central heating and UPVC windows throughout, the home sits on a generous plot with ample side parking leading to the garage and a good-sized, non-overlooked rear garden. The conservatory has a brick base, UPVC windows and double doors to the garden.

Upstairs, the master bedroom provides ample space for wardrobes and en suite shower room with shower cubicle, electric shower, low-level WC and hand wash basin. The second and third are both rear-facing doubles, with a Family Bathroom serving both these Bedrooms.

Externally, to the front and side, there is a large block paved driveway offering ample off street parking leading to the garage with an automatic garage door. There is also access to the garden which is principally laid to lawn, with a beck to the rear. The garden is also south facing and non overlooked.

ACCOMMODATION

WC - 7'4" x 3'6" (2.24m x 1.07m)

Utility Room - 7'3" x 5'1" (2.2m x 1.55m)

Lounge - 18'4" x 12'7" (5.6m x 3.84m)

Kitchen/Diner - 20'6" x 10' (6.25m x 3.05m)

Conservatory - 12' x 11' (3.66m x 3.35m)

Bedroom 1 - 16'5" x 9'6" (5m x 2.9m)

En-suite - 6'7" x 2'11" (2m x 0.9m)

Bedroom 2 - 11'8" x 11' (3.56m x 3.35m)

Bedroom 3 - 11'7" x 9'2" (3.53m x 2.8m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

