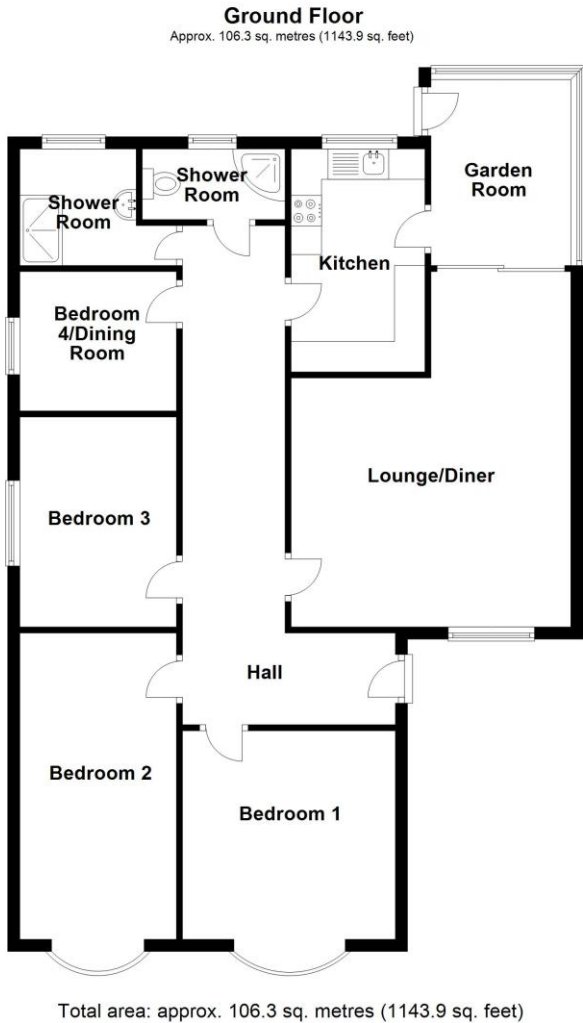


Springfield Road, Ruskington, Sleaford

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		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



28 Springfield Road, Ruskington, Sleaford, Lincolnshire, NG34 9HG

£250,000 Freehold

A spacious 4 bedroom detached bungalow in the highly desirable and well served village of Ruskington which has had a newly fitted kitchen and been fully redecorated and carpeted throughout and offering NO CHAIN.



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See things differently.

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SPACIOUS FOUR BEDROOM BUNGALOW | NO ONWARD CHAIN | POPULAR LOCATION | REDECORATED AND RECARPETED | NEWLY FITTED KITCHEN | FOUR GENEROUS SIZED BEDROOMS



See things differently.

ACCOMMODATION

Entrance Hall - Approached by a part glazed UPVC door, radiator, loft access, airing cupboard with lagged hot water cylinder, coving to ceiling.

Living Room - 20'2" x 16'7" max (6.15m x 5.05m max) Being Dual aspected with UPVC picture window to front aspect, patio doors to rear aspect leading to garden room, adam style fireplace with marble backing and hearth housing electric fire, radiator, television point, coving to ceiling.

Kitchen - 12'11" x 7'5" (3.94m x 2.26m) UPVC window to rear aspect, glazed door to garden room, being newly refitted with a generous range of base, eye level and larder units with contemporary work surfacing, one and a half bowl ceramic sink, ceramic hob, eye level electric oven, display units, wine rack and breakfast bar.

Bedroom 1 - 11'6" x 11'2" (3.5m x 3.4m) UPVC bow window to front aspect, radiator, wall lights, coving to ceiling.

Bedroom 2 - 16'5" x 8'4" (5m x 2.54m) UPVC bow window to front aspect, radiator, coving to ceiling.

Bedroom 3 - 11'4" x 8'4" (3.45m x 2.54m) UPVC window to side aspect, radiator, coving to ceiling.

Bedroom 4 - 8'4" x 8'3" (2.54m x 2.51m) UPVC window to side aspect, radiator, coving to ceiling.

Shower Room - Opaque glazed window to rear aspect, fitted with a 2 piece suite comprising double shower cubicle with electric



shower over, vanity unit housing hand wash basin, heated towel radiator.

WC - Opaque glazed window to rear aspect, fitted with a 2 piece suite comprising close coupled WC, corner vanity unit housing hand wash basin, ceramic tiling to floor and half height walls, radiator.

Garden Room - 10'1" x 7'2" (3.07m x 2.18m) Being of brick and UPVC construction with a sloping poly carbonate roof and glass door to garden, radiator.

Outside - The front garden is set ot established beds and borders with mature flowers and shrubs, there is a generous rubberised driveway leading down the side of the property offering ample parking and leading to the attached garage 17'5" x 7'8" with up and over door to front aspect, window to rear aspect and personal door to side aspect, there is also an additional gravelled parking space to the front.

The rear Garden is again well established, there is a generous paved patio and pathways, a low maintenance gravelled seating area and the garden is enclosed by mature hedging and fencing.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

Agency note- these photos were taken in 2022