

Welland Close, Ruskington, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



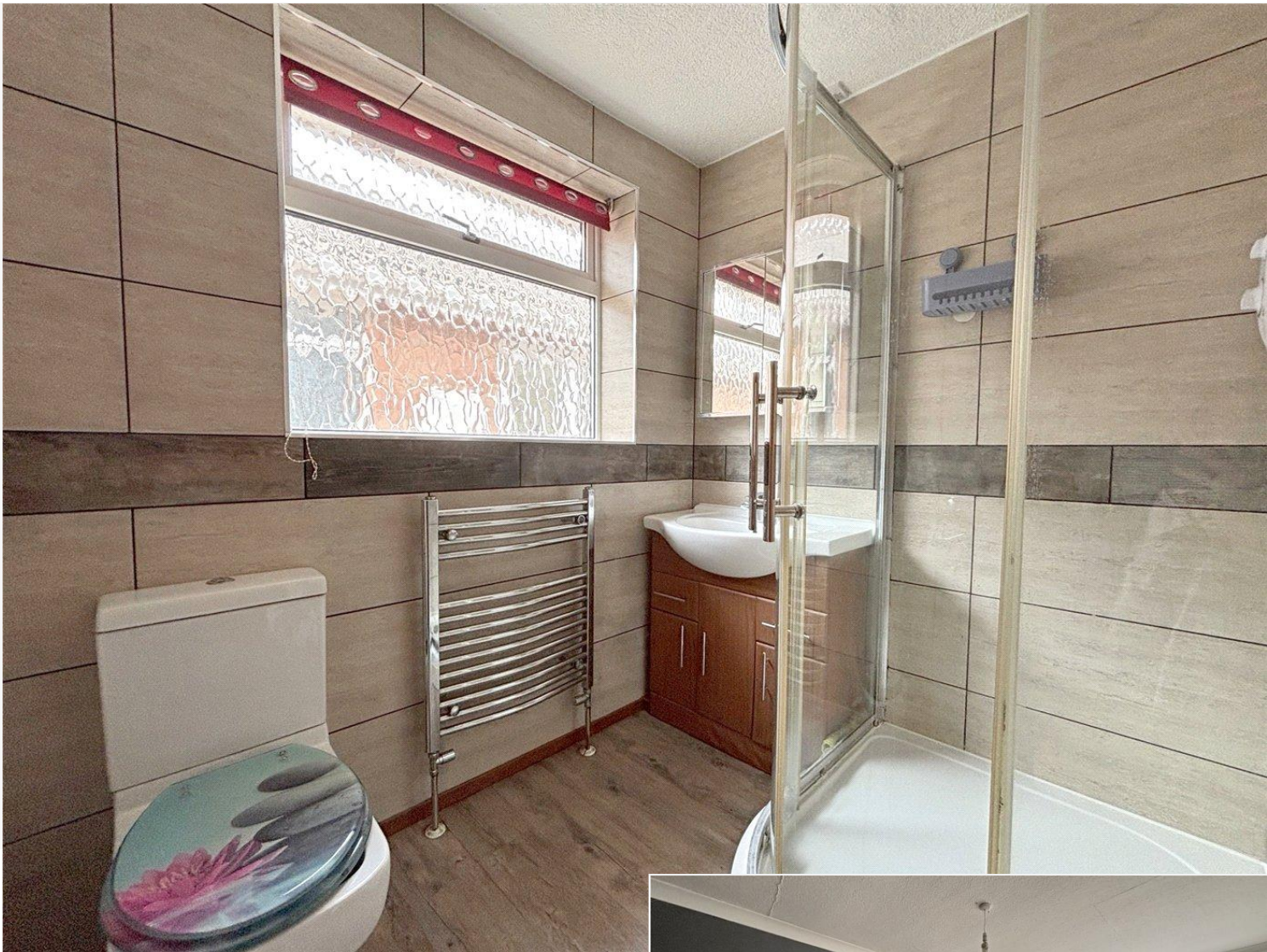
11 Welland Close, Ruskington, Lincolnshire, NG34

£230,000 Freehold

We are pleased to offer for sale this Three Bedroom Detached Bungalow, well positioned in a cul-de-sac location, in the well served and ever popular village of Ruskington.

The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Three Well Proportioned Bedrooms, Shower Room and a Detached Garage.

NO CHAIN | SPACIOUS ACCOMMODATION | MODERN SHOWER ROOM | DETACHED GARAGE | DRIVEWAY | LARGER THAN AVERAGE REAR GARDEN | LOUNGE/DINER | NON OVERLOOKED GARDEN | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES



DESCRIPTION

The property boasts a concrete driveway to the front, with an access to the side towards the garage providing more parking. There is also a small front lawned area which could be changed to create more parking. The rear garden is South facing, non-overlooked and enclosed to all aspects.

Ruskington is a well sought after village and is just a short drive north of Sleaford with good road and rail links to Lincoln, Grantham and Peterborough. Its' local amenities include a reputable doctors surgery, numerous schools, shops and pubs.

ACCOMMODATION

Entrance Hall

Lounge/Diner - 26'4" x 19'1" (8.03m x 5.82m)

Kitchen - 11' x 9' (3.35m x 2.74m)

Bedroom One - 14'9" x 11'9" (4.5m x 3.58m)

Bedroom Two - 14'1" x 10'11" (4.3m x 3.33m)



Bedroom Three -

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

