

**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		



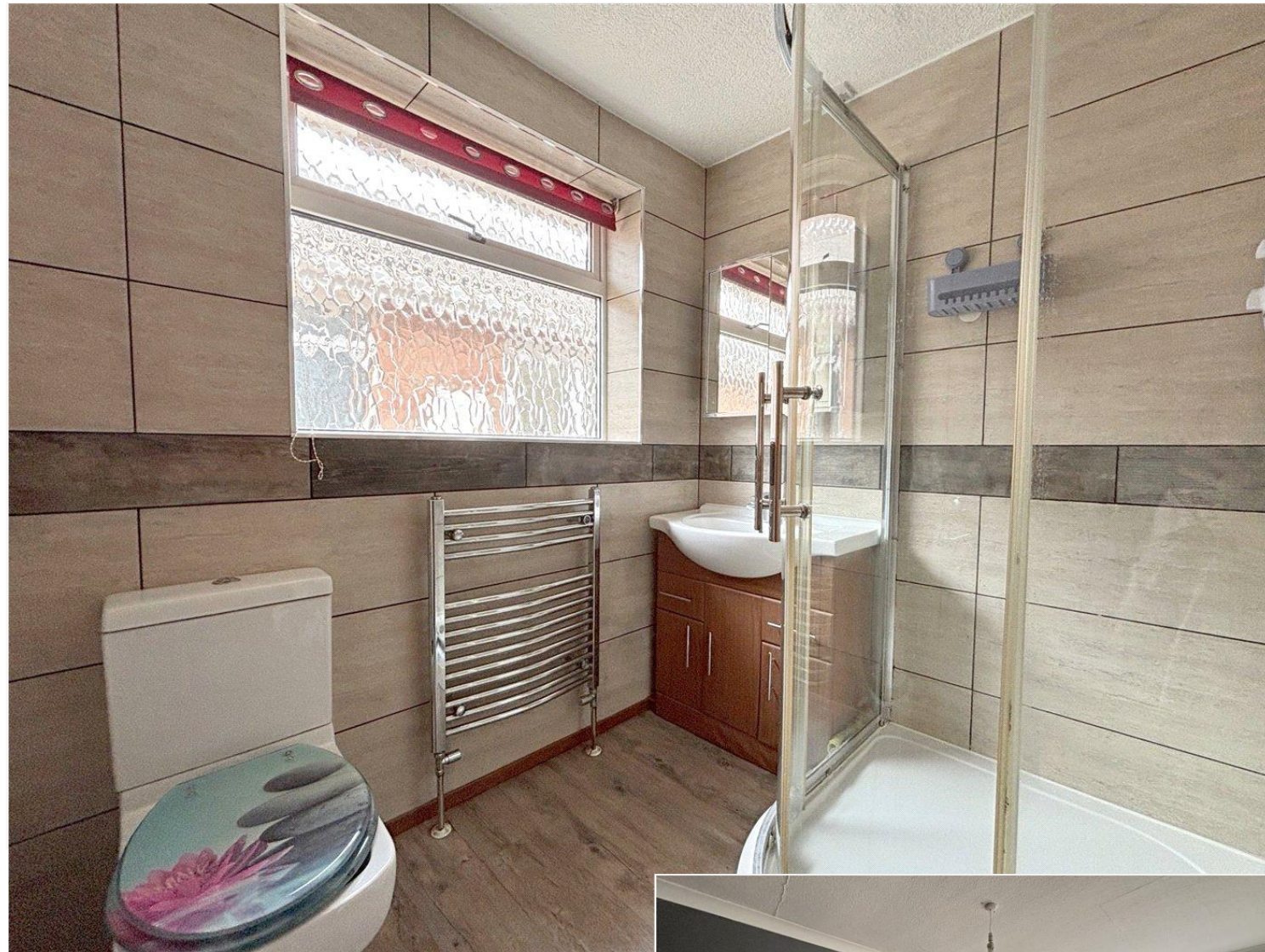
**11 Welland Close, Ruskington, Lincolnshire, NG34**

**£210,000 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

