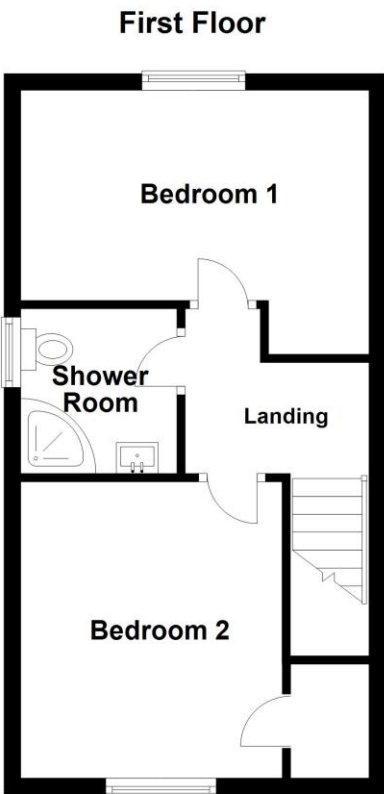
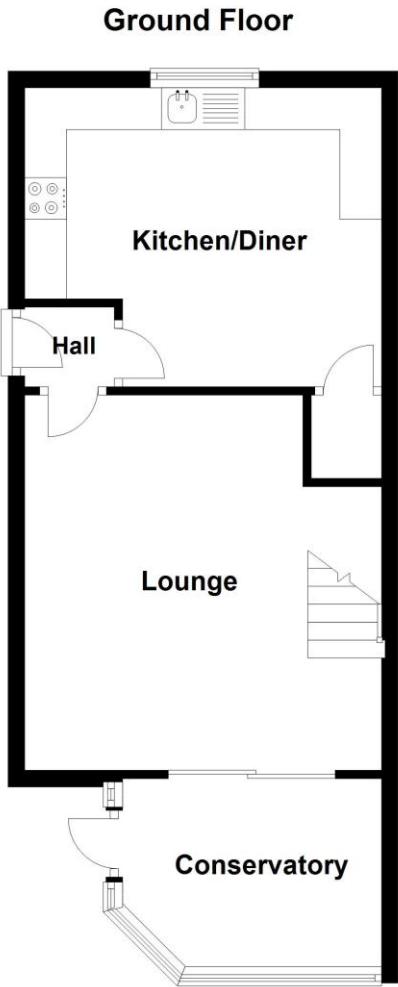


Bellview Road, Ruskington, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



34 Bellview Road, Ruskington, Sleaford, Lincolnshire, NG34 9BF

£185,000 Freehold

**\*\*NO CHAIN\*\*** This generously sized Two Bedroom Semi-Detached Home, built by the highly regarded local developer ChanceOption Homes, enjoys a desirable central cul-de-sac position within the ever-popular village of Ruskington. Ideally situated, it is only a short stroll from the village centre and its wide range of amenities.



See things differently.



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DESCRIPTION

The property offers well-proportioned living accommodation throughout, complemented by a driveway leading to a Detached Garage and a Conservatory overlooking the rear garden. In recent years, the current vendor has carried out a number of notable improvements, enhancing both comfort and efficiency. These include the installation of new soffits and fascias, full loft insulation, a new water tank, and a refitted shower room. Additional upgrades comprise extra power points for convenience and a new consumer unit, bringing peace of mind and modern functionality.

Internally, the accommodation briefly comprises an Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms, and the newly fitted Shower Room.

Early viewing is strongly recommended to fully appreciate the space, setting, and thoughtful enhancements this lovely home has to offer.

ACCOMMODATION

Entrance Hall

Lounge - 14'9" x 13'7" (4.5m x 4.14m)

Kitchen - 13'7" x 11'7" (4.14m x 3.53m)

Conservatory - 13'7" x 9'1" (4.14m x 2.77m)

First Floor Landing

Bedroom One - 13'8" x 10' (4.17m x 3.05m)

Bedroom Two - 11'8" x 10'2" (3.56m x 3.1m)

Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

