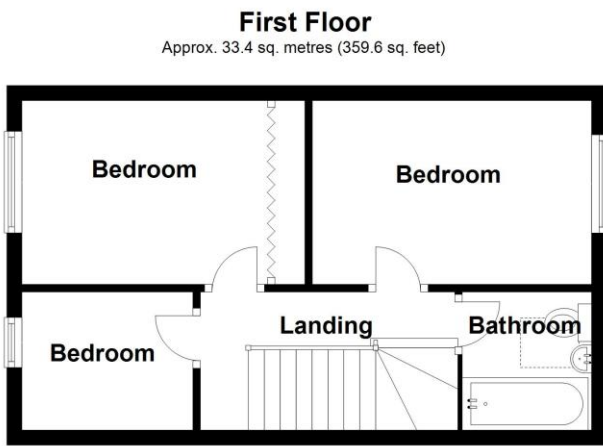
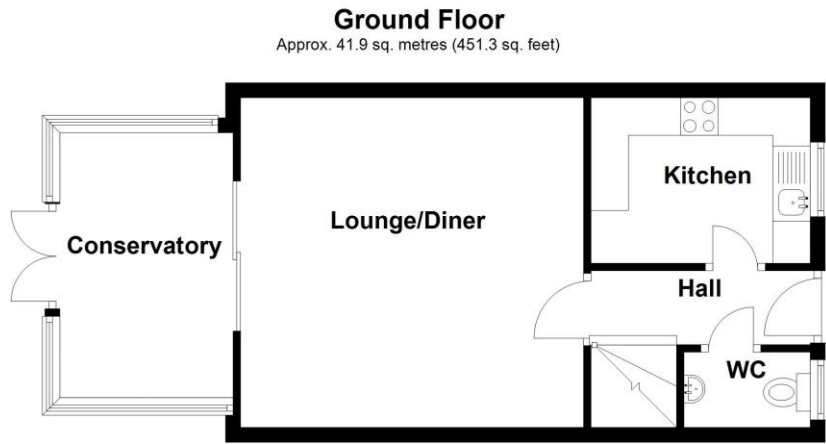


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 75.3 sq. metres (810.9 sq. feet)



18 Westbeck, Ruskington, Lincolnshire, NG34 9GU

£215,000 Freehold

Set within a quiet residential area, this attractive three-bedroom semi-detached property is perfectly suited to families or first-time buyers. The ground floor comprises a Living Room and a modern kitchen. There is also a very convenient downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms, along with a contemporary family bathroom.

SEMI DETACHED HOME | DOWNSTAIRS CLOAKROOM | MODERN FITTED KITCHEN | CONSERVATORY | AMPLE PARKING | WEST FACING GARDEN | SPACIOUS ACCOMMODATION | POPULAR LOCATION | CLOSE TO AMENITIES



To the front, there is a low-maintenance gravel garden alongside a tarmac driveway providing parking for two vehicles. The driveway leads to a gated and fenced boundary, which can be removed to allow access for additional parking. The rear garden is generously sized and mainly laid to lawn and westerly aspected.

Ruskington provides a wide range of amenities, well-regarded schools, and its own train station with direct connections to Sleaford and Lincoln.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen - 9'7" x 7'3" (2.92m x 2.2m)

Lounge/Diner - 14'9" x 14'5" (4.5m x 4.4m)

Conservatory - 11' x 7'9" (3.35m x 2.36m)

Bedroom One - 12'11" x 8' (3.94m x 2.44m)

Bedroom Two - 11'1" x 7'9" (3.38m x 2.36m)

Bedroom Three - 7'8" x 6'2" (2.34m x 1.88m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

