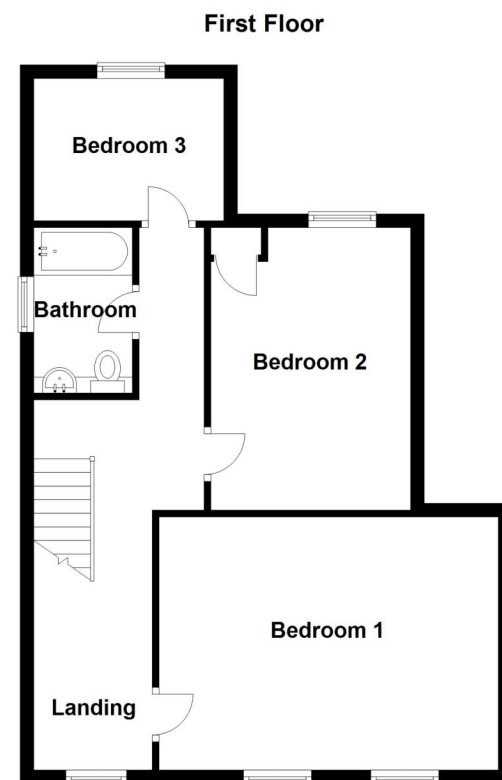
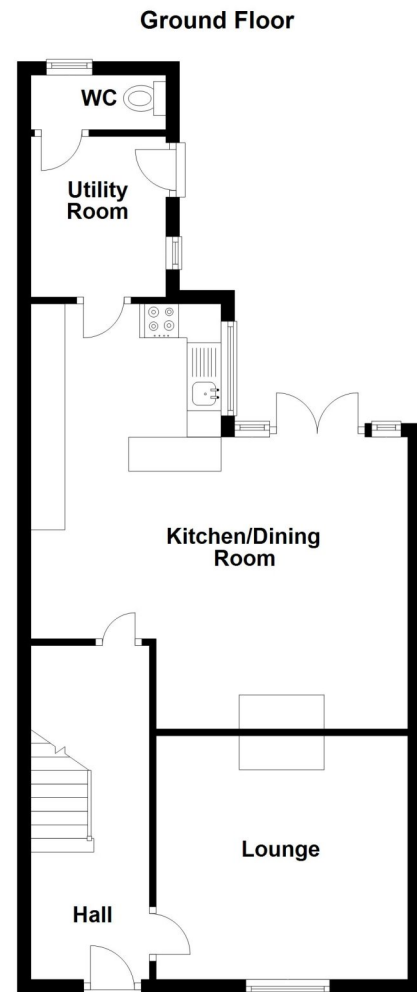


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



21 Chestnut Street, Ruskington, Sleaford, Lincolnshire, NG34 9DL

Offers Over - £250,000 Freehold

This impressive Victorian terraced home is situated in the heart of the popular village of Ruskington. The property retains many original features and oozes character throughout with a stunning log burning stove open through from the Lounge to the Kitchen/Dining Room. This charming home also benefits from an extremely modern but quaint interior, boasting a shaker style Kitchen with numerous built in appliances with a quartz worktop above, newly fitted Family Bathroom with Shower over, a fresh scheme of decor throughout and newly fitted flooring downstairs. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Downstairs W/C, Three well-proportioned Bedrooms and a Family Bathroom.

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.

PERIOD VICTORIAN HOME | OPEN PLAN DINING KITCHEN | THREE WELL PROPORTIONED BEDROOMS | VILLAGE CENTRE LOCATION
| BRAND NEW KITCHEN | BRAND NEW SHOWER ROOM | EXTENSIVELY IMPROVED THROUGHOUT | LARGE REAR GARDEN



ACCOMMODATION

Entrance Hall

Lounge - 12'2" x 11'9" (3.7m x 3.58m)

Kitchen/Dining Room - 18'3" x 16'2" (5.56m x 4.93m)

Utility Room - 7'9" x 6'6" (2.36m x 1.98m)

Downstairs Cloakroom - 6'6" x 2'8" (1.98m x 0.81m)

Bedroom One - 16'5" x 12'2" (5m x 3.7m)

Bedroom Two - 13'8" x 9'8" (4.17m x 2.95m)

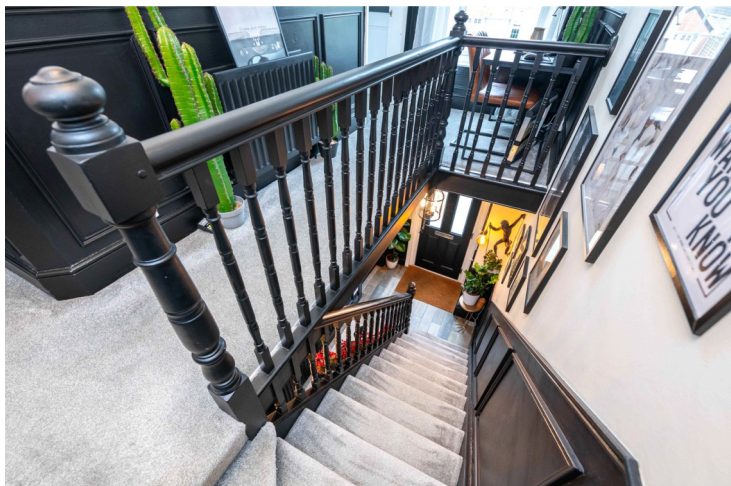
Bedroom Three - 9'2" x 7'5" (2.8m x 2.26m)

Family Bathroom - 8' x 4'9" (2.44m x 1.45m)



LOCAL AUTHORITY

North Kesteven District Council



TENURE

Freehold

COUNCIL TAX BAND

B

