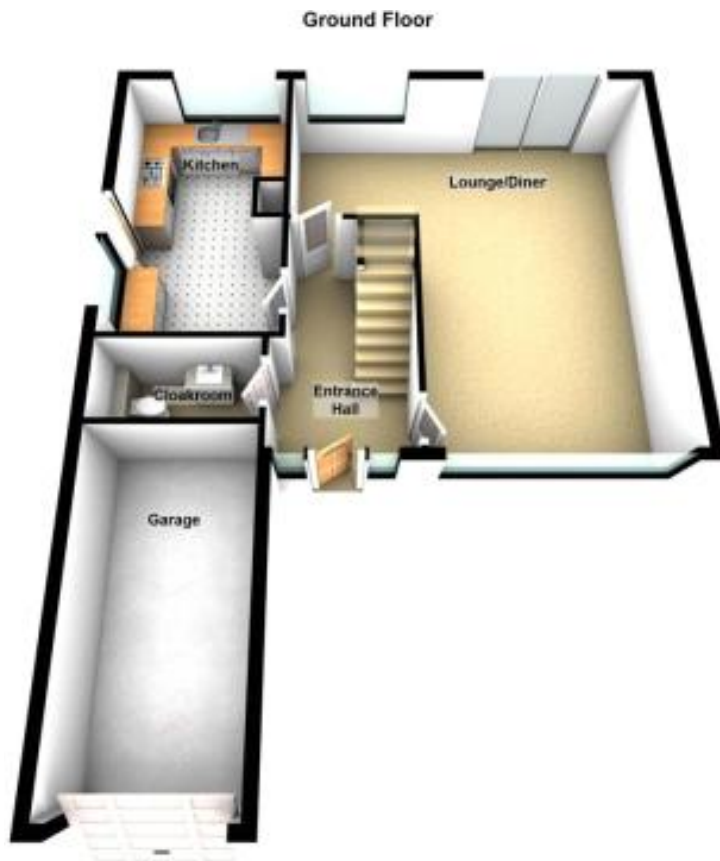


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



4 West Road, Ruskington, Sleaford, Lincolnshire, NG34

£240,000 Freehold

Winkworth are delighted to present for sale this four bedroom detached home on an extremely generous plot in the ever popular village of Ruskington. The property benefits from spacious accommodation comprising of an entrance hall, lounge dining area, kitchen, downstairs cloakroom and to the first floor a spacious landing area with four bedrooms and a family bathroom. To the front of the property there is a single garage and driveway providing plenty of off road parking. To the rear there is a private enclosed garden. Viewing is highly recommended.

Four Bedroom Detached Family Home | Fantastic Sized Plot | Generous Sized Lounge Diner | Ample Off Road Parking | Large Garage | Popular Village Location | Four Double Bedrooms | Gas Central Heating & UPVC Double Glazing

Winkworth

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winkworth.co.uk/sleaford

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any

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LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hallway

Downstairs Cloakroom

Lounge Diner - 21'11" x 19'8" (6.68m x 6m)

Kitchen - 15'11" x 8'10" (4.85m x 2.7m)

Bedroom One - 13'5" x 12'11" (4.1m x 3.94m)

Bedroom Two - 12'10" x 12'5" (3.9m x 3.78m)

Bedroom Three - 9'1" x 8'10" (2.77m x 2.7m)

Bedroom Four - 10'1" x 8'10" (3.07m x 2.7m)

Family Bathroom

Garage - 16'10" x 8'6" (5.13m x 2.6m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

