

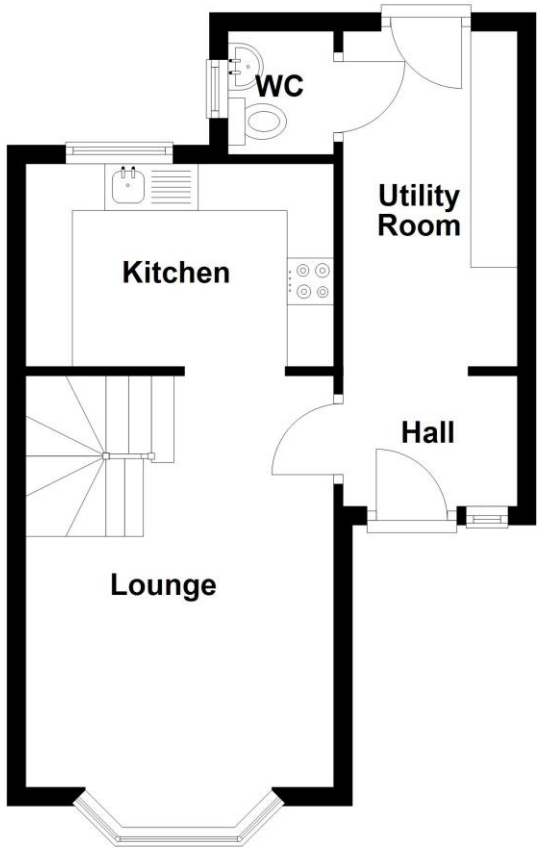
Roxholm Close, Ruskington, Sleaford



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

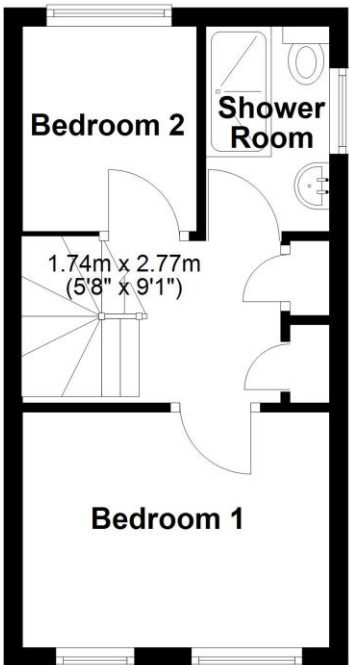
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.7 sq. feet)



48 Roxholm Close, Ruskington, Sleaford, Lincolnshire, NG34

£179,950 Freehold

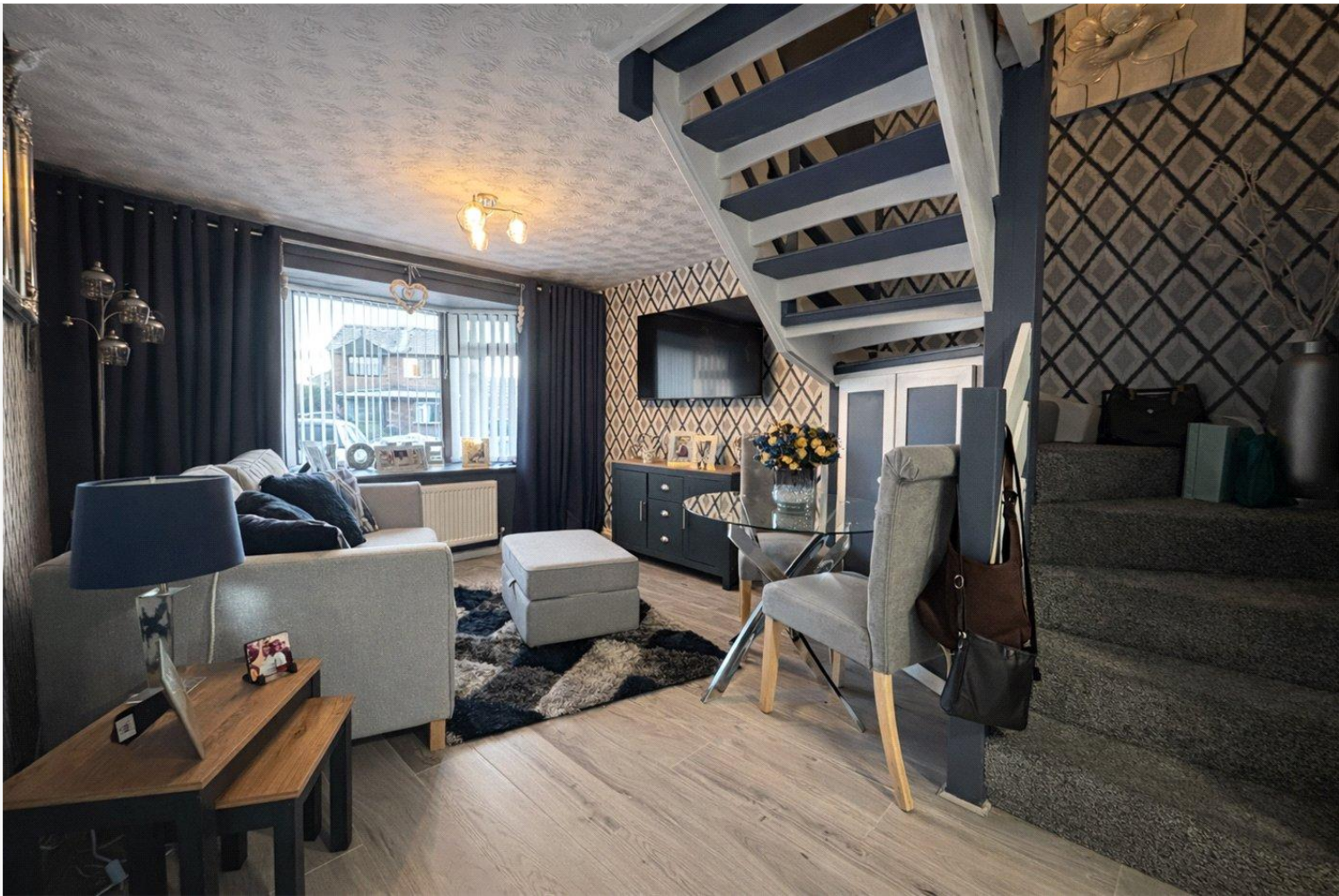
A well-presented two-bedroom end terrace property, ideal for a first-time buyer or someone looking to downsize.

The accommodation is arranged over two floors and includes a comfortable lounge with modern décor and wood effect flooring. The kitchen has been refitted with a good range of modern units and work surfaces, with a useful utility room providing extra storage and space for appliances. There is also a ground floor WC.

Upstairs, there are two bedrooms, both well sized and well presented. The shower room has been updated and fitted with a walk-in shower, WC and basin.

Two bedroom semi-detached | Well-presented | Off street parking | Modern kitchen and shower room | Low maintenance garden | Perfect for first time buyers





**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

Outside, the rear garden is fully enclosed and designed to be low maintenance, with a seating area and timber shed. To the front, there is a gravelled area with a path leading to the front door.

**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 14'6" x 10'10" (4.42m x 3.3m)

**Kitchen** - 10'10" x 7'2" (3.3m x 2.18m)

**Utility Room** - 11'9" x 6'2" (3.58m x 1.88m)

**WC**

**Bedroom 1** - 10'10" x 8' (3.3m x 2.44m)

**Bedroom 2** - 7'2" x 6'11" (2.18m x 2.1m)

**Shower Room**

