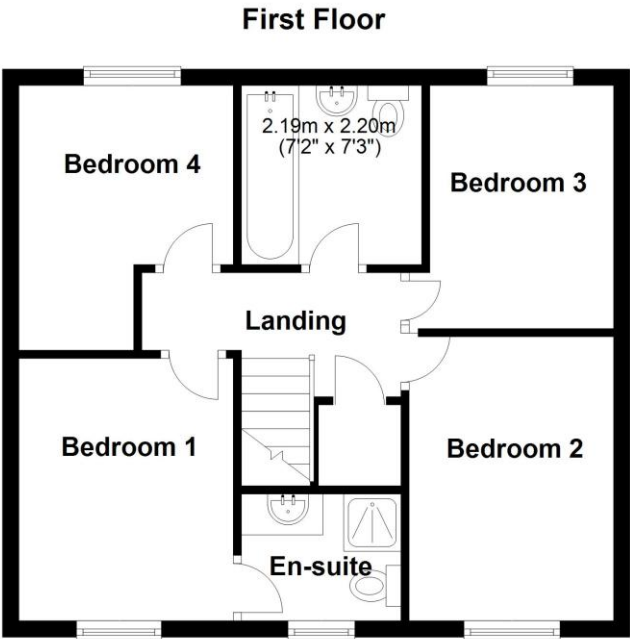


Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 10 Larch Close, Ruskington, Sleaford, NG34 9GB

£250,000 Freehold

**\*NO CHAIN\*** Winkworth are delighted to present this beautifully appointed Four Bedroom Semi-Detached family home, offered for sale with no onward chain. This modern and spacious home offers excellent access to local amenities, well-regarded schools, and convenient transport links. The ground floor features versatile living spaces, including a welcoming entrance hall, a bay-fronted dining room, a generously sized rear lounge with doors opening out onto the garden, and a lovely modern fitted Kitchen. There is a separate utility room and a downstairs cloakroom add further convenience for everyday living.

SEMI DETACHED HOME | FOUR BEDROOMS | EN-SUITE SHOWER ROOM | KITCHEN BREAKFAST ROOM | SEPERATE DINING ROOM | LOW MAINTENANCE GARDEN | AMPLE PARKING | DETACHED GARAGE | WELL PRESENTED THROUGHOUT | POPULAR VILLAGE LOCATION





## ACCOMMODATION

### Entrance Hall

Lounge - 15'4" x 10'7" (4.67m x 3.23m)

Dining Room - 10'6" x 8'7" (3.2m x 2.62m)

Kitchen Breakfast Room - 14'3" x 8'3" (4.34m x 2.51m)

### Downstairs Cloakroom

Utility Room - 7'1" x 5' (2.16m x 1.52m)

Bedroom One - 12'3" x 9' (3.73m x 2.74m)

### En-Suite Shower Room

Bedroom Two - 12'4" x 8'3" (3.76m x 2.51m)

Bedroom Three - 9'2" x 7'4" (2.8m x 2.24m)

Bedroom Four - 8'8" x 7' (2.64m x 2.13m)

### Family Bathroom

Garage - 6'5" x 8'5" (1.96m x 2.57m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## DESCRIPTION

Upstairs, the home offers four generously proportioned bedrooms. The master bedroom boasts built-in wardrobes and a modern en-suite shower room.

Outside, the property continues to impress with a low maintenance enclosed rear garden featuring a patio area and a large decking area, ideal for entertaining or relaxing. To the front, a spacious driveway provides off-road parking for multiple vehicles, in addition to a single attached garage.

Additional benefits include gas central heating and double glazing throughout.

This is a fantastic opportunity to secure a modern, chain-free family home in a desirable village location.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

