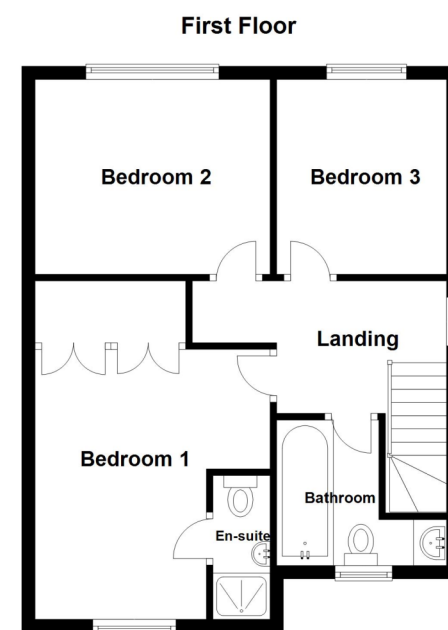
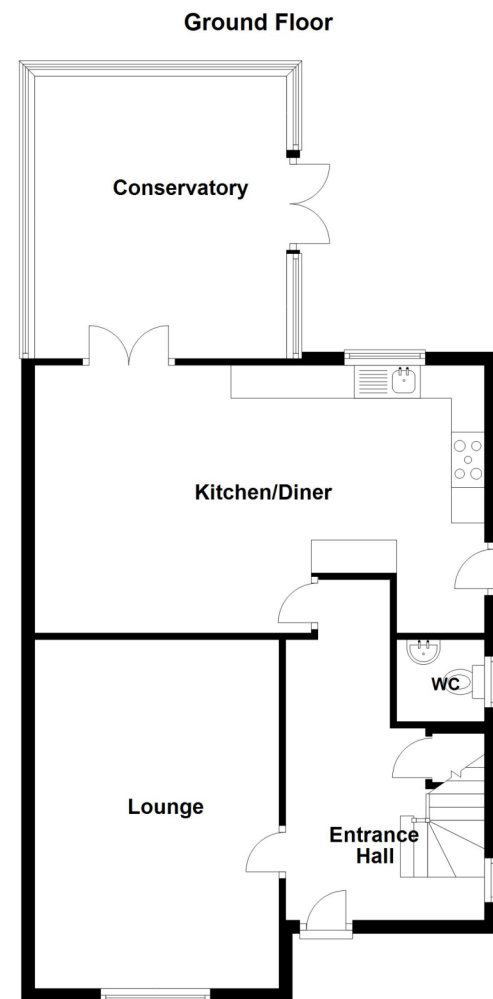


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

| | | |
|--|----|----|
| | 72 | 84 |
|--|----|----|

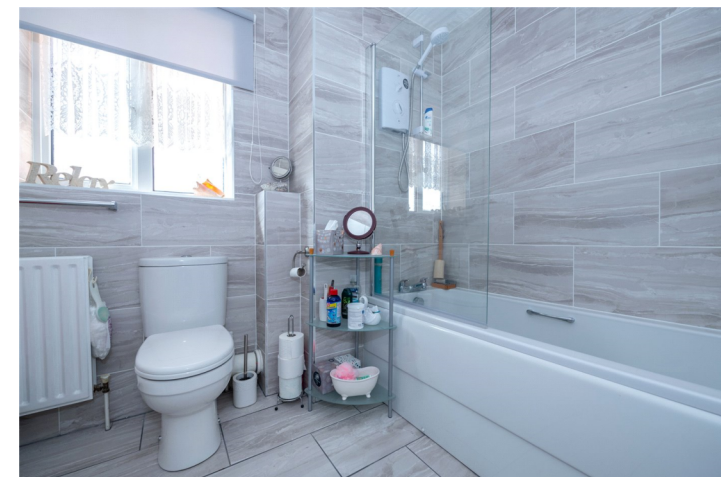


84 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9FF

£259,950 Freehold

This Three Double Bedroom Detached home is a close to village centre location, great sized accommodation and a non-overlooked position. The accommodation comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen Diner, Conservatory, Utility Room, Three Double Bedrooms, Ensuite to Master and Family Bathroom. Come and have a look!

Three Good Sized Bedrooms | Well Proportioned Accommodation | Conservatory | Downstairs W/C | Built by ChanceOption Homes | Well Presented Throughout | Popular Village Location | UPVC D/G & GCH



ACCOMMODATION

Entrance Hallway - Having part glazed composite door to front aspect, radiator, power point and window to front aspect.

Downstairs W/C - Having opaque glazed UPVC window to side aspect, fitted with a modern 2 piece suite comprising close coupled WC, wall mounted hand wash basin, radiator, ceramic tiled flooring and half height wall tiling.

Lounge - 15'5" x 13'6" (4.7m x 4.11m) Having UPVC window to front aspect, radiator, power points, TV point, and coving to ceiling.

Kitchen/Diner - 22'5" x 9' (6.83m x 2.74m) UPVC window to rear aspect, Part glazed UPVC door to side aspect and UPVC french doors to rear aspect leading to conservatory.

Being fitted with a generous range of modern base, eye level and larder units with bevel edged work surfacing over, contemporary stainless steel sink, 5 ring gas hob with extractor over, space for dishwasher, wall mounted gas fired boiler eye level double oven, space for american style fridge/freezer, ceramic tiled flooring, radiator, television point.

Conservatory - 12'8" x 12'3" (3.86m x 3.73m) Being of brick and UPVC construction with pitched polycarbonate roof, French doors to side aspect, under floor heating and power points.

Bedroom One - 14'1" x 10'4" (4.3m x 3.15m) With UPVC window to front aspect, built in double wardrobe, television, point, radiator.

Ensuite Shower Room - Benefitting from a modern three piece suite comprising low level w/c, hand wash basin, shower cubicle with electric shower over, radiator and extractor fan, fully tiled walls and flooring.

Bedroom Two - 10'4" x 9'7" (3.15m x 2.92m) With UPVC window to rear aspect, two double wardrobes, radiator and power points.

Bedroom Three - 12'10" x 8'7" (3.9m x 2.62m) With UPVC window to rear aspect, radiator and power points.

Family Bathroom - Benefitting from a modern three piece suite comprising low level w/c, hand wash basin with vanity unit, oversized double shower cubicle with mains fed shower over, radiator, extractor fan, linen cupboard and UPVC window to front aspect.

Outside - To the front of the property is a small garden area with various shrubs and a block paved driveway offering ample off street parking. The rear Garden is laid to low maintenance paving and enclose by fencing to all aspects, outside tap and light.

Garage - The property boasts a tandem garage the rear section has been converted to a spacious and useful utility room with UPVC door and window to the side aspect, wall mounted hand wash basin, space for numerous appliances. The front section of the garage has an up and over door, light power and loft storage area.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C