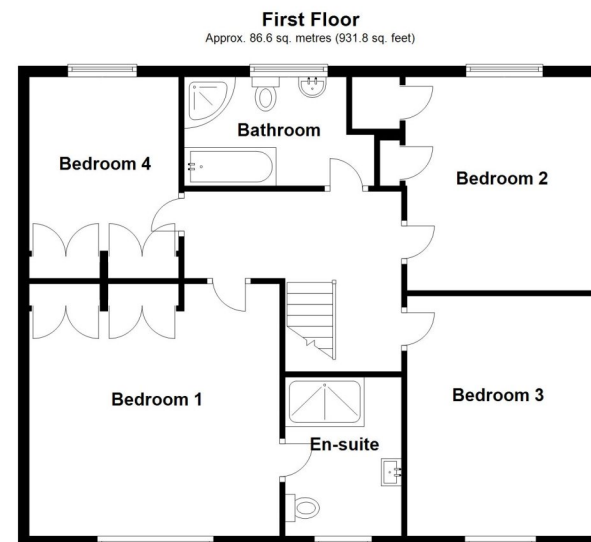
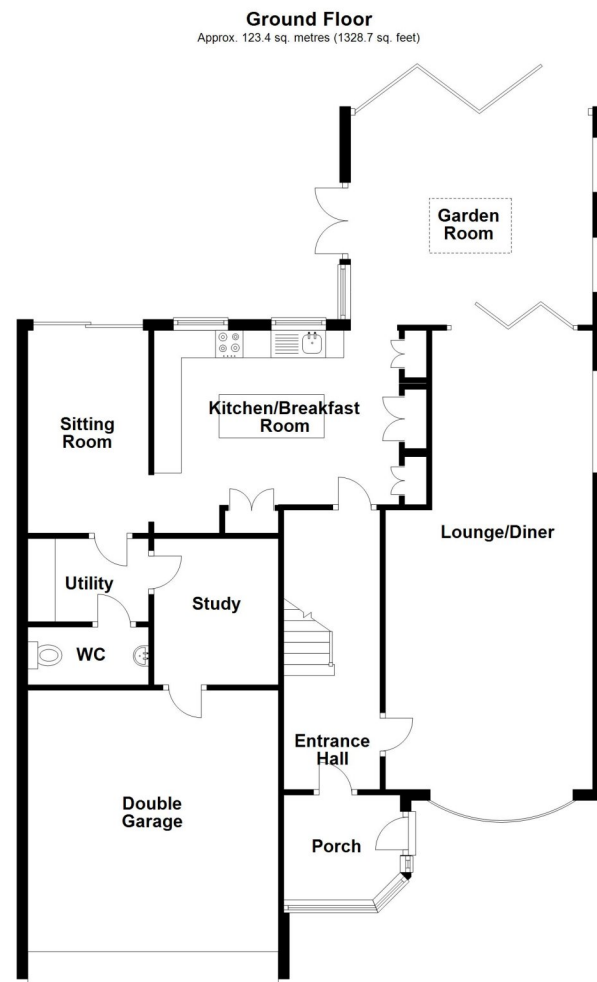


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 210.0 sq. metres (2260.5 sq. feet)



77 Westcliffe Road, Ruskington, Sleaford, Lincolnshire, NG34 9AX

£450,000 Freehold

Winkworth are delighted to offer for sale this impressively sized, non-estate Four Double Bedroom Detached Home sat on a fantastic sized plot.

Boasting in excess of 1900 SqFt of accommodation, this would make the perfect family home, with well-proportioned rooms and a stunning garden room with French doors out to the garden and a roof lantern. The accommodation comprises of Entrance Porch, Hallway, Lounge/Diner, Kitchen/Breakfast, Garden Room, Sitting Room, Utility Room, Study, Downstairs W/C, Four Double Bedrooms, En-Suite to Master, Family Bathroom and Double Garage. Outside, to the front of the property, there is a large concrete driveway offering ample off street parking for up to five vehicles, with the option for more parking if needed to the side on the lawned area. The rear garden is a credit to the current owner, being principally laid to lawn with an extended patio area and pergola, perfect for entertaining. There are edged borders and raised beds well stocked with numerous plants and shrubs.

A viewing is highly advised to appreciate the size of the property.

**Non-Estate Position - Large South Facing Rear Garden - Well Proportioned Accommodation - Ample Parking - Stunning Garden Room
Modern Fitted Kitchen - Stylish En-Suite with Detachable Mixer Tap in Basin - Desirable Village - Four Reception Rooms**



ACCOMMODATION

Entrance Porch - 7'3" x 6'5" (2.2m x 1.96m)

Entrance Hall - 16'9" x 5'9" (5.1m x 1.75m)

Lounge/Diner - 29'2" x 12'4" (8.9m x 3.76m)

Kitchen/Breakfast Room - 15'4" x 12'2" (4.67m x 3.7m)

Garden Room - 14'6" x 12'5" (4.42m x 3.78m)

Sitting Room - 11'2" x 7'6" (3.4m x 2.29m)

Utility Room - 7'5" x 4'11" (2.26m x 1.5m)

Downstairs W/C - 7'4" x 3'2" (2.24m x 0.97m)

Study - 9'2" x 7'8" (2.8m x 2.34m)

Bedroom One - 16'6" x 15'9" (5.03m x 4.8m)

En-Suite Shower Room - 9'6" x 7'3" (2.9m x 2.2m)

Bedroom Two - 14'1" x 11'7" (4.3m x 3.53m)

Bedroom Three - 13'3" x 11'1" (4.04m x 3.38m)

Bedroom Four - 10'9" x 9'8" (3.28m x 2.95m)

Family Bathroom - 12'10" x 6'5" (3.9m x 1.96m)

Double Garage - 17'2" x 16'8" (5.23m x 5.08m)



LOCAL AUTHORITY

C

TENURE

Freehold

COUNCIL TAX BAND

North Kesteven District Council

