



**Westbeck, Ruskington Sleaford NG34 9GU**



**welcome to**

**Westbeck, Ruskington Sleaford**

Being sold with NO ONWARD CHAIN is this semi-detached property offering spacious accommodation throughout, with off road parking and fully enclosed south facing rear garden. The property is in close proximity to local amenities, schools and transport links.



### **Entrance Hall**

Being approached via a door from the front and has a radiator.

### **Kitchen**

8' x 7' ( 2.44m x 2.13m )

Fitted with a range of wall and base units with work surfacing, tiled splashbacks, one and a half bowl stainless steel sink with mixer tap, electric oven, hob, extractor fan, plumbing for washing machine, space for fridge freezer, wall mounted boiler and double glazed window to the front.

### **Cloakroom**

7' x 3' ( 2.13m x 0.91m )

Fitted with a wash hand basin, WC, radiator and double glazed window to the side.

### **Lounge**

17' 1" x 14' 1" ( 5.21m x 4.29m )

Featuring a fireplace with gas fire and surround, two radiators, TV point, laminate flooring, understairs storage, stairs rising to the first floor, double glazed window to the rear and double glazed sliding doors to the rear garden.

### **First Floor Landing**

There is an airing cupboard and access to loft.

### **Bedroom One**

12' 11" max x 7' 11" ( 3.94m max x 2.41m )

Having a fitted wardrobe, radiator and double glazed window to the front.

### **Bedroom Two**

12' x 7' 11" ( 3.66m x 2.41m )

There is a radiator and double glazed window to the rear.

### **Bedroom Three**

9' x 6' ( 2.74m x 1.83m )

Having a fitted cupboard, radiator and double glazed window to the rear.

### **Bathroom**

6' 1" x 6' ( 1.85m x 1.83m )

Fitted with a suite comprising of a bath with shower over, wash hand basin with mixer tap, WC, tiled walls, tiled flooring, extractor and double glazed window to the side.

### **Outside Front**

To the front of the property there is a tarmac driveway providing parking for several vehicles in a tandem style, gravelled area, path leading to the front door, covered canopy and gated side access to the rear.

### **Rear Garden**

The fully enclosed rear garden has a lawn, patio, vegetable patch and wooden shed.



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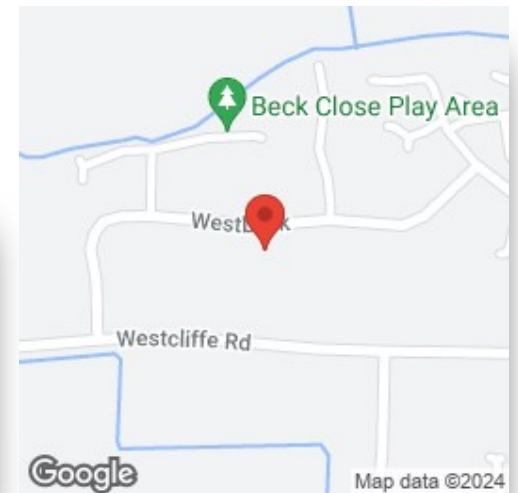
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## **Westbeck, Ruskington Sleaford**

- Popular village location
- South facing rear garden
- Close to local amenities, schools & transport links
- Off road parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111697 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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