



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.

Agents Note

We are advised by the current vendor that a new boiler was installed in June 2024, which has a 10 year warranty.



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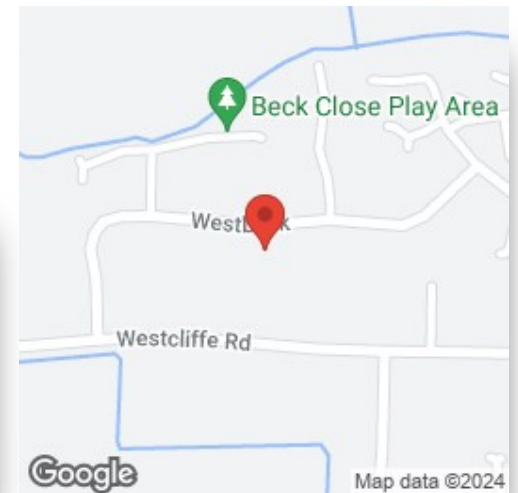
welcome to

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

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111697 - 0006

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