



**Roxholm Close, Ruskington Sleaford NG34 9EF**



**welcome to**

**Roxholm Close, Ruskington Sleaford**

Perfect for first time buyers or investors is this semi-detached property located in the desirable village of Ruskington, within walking distance to many amenities and transport links. Offering off road parking, fully enclosed rear garden and spacious accommodation.



**Entrance Hall**

Having stairs rising to the first floor.

**Lounge**

13' 1" x 12' 10" ( 3.99m x 3.91m )

Featuring a fireplace with gas fire, TV point, telephone point, radiator and double glazed bay window to the front.

**Dining Room**

8' 6" x 7' 11" ( 2.59m x 2.41m )

Having an understairs cupboard, radiator and laminate flooring.

**Conservatory**

8' 8" x 10' 1" ( 2.64m x 3.07m )

Having tiled flooring, double glazed windows and door to the garden.

**Kitchen**

8' 5" x 8' 11" ( 2.57m x 2.72m )

Fitted with a range of wall and base units with work surfacing over, single drainer stainless steel sink, space for oven, laminate flooring, double glazed window to the rear and double glazed door to the side leading to the garden.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

10' 10" x 8' 9" ( 3.30m x 2.67m )

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

**Bedroom Two**

9' 10" x 9' 10" ( 3.00m x 3.00m )

having a radiator and double glazed window to the rear.

**Bedroom Three**

7' 10" x 7' ( 2.39m x 2.13m )

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

**Shower Room**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, radiator, tiled flooring and double glazed window to the rear.

**Outside Front**

Mature borders and rockery front garden.

**Rear Garden**

The fully enclosed rear garden consists of mature borders and lawn, also a wooden garden shed.



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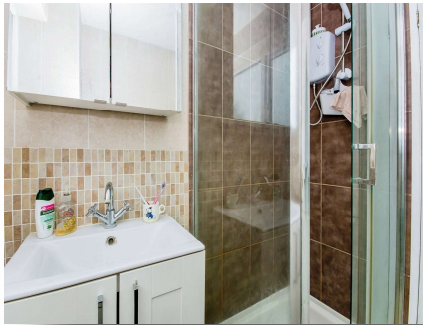
## **Roxholm Close, Ruskington Sleaford**

- Popular location
- Dining room, kitchen and conservatory
- Off road parking
- Well-presented gardens
- Three bedroom semi-detached

Tenure: Freehold EPC Rating: D

offers in excess of

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111812 - 0005

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