

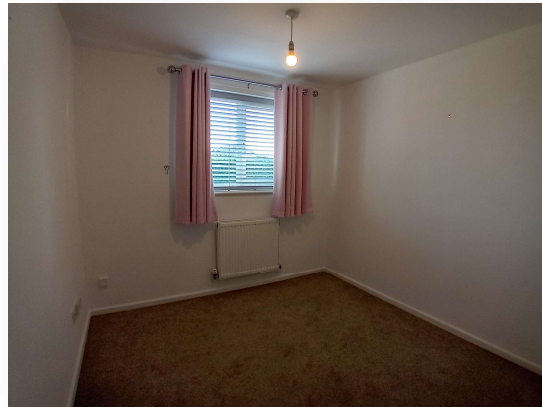


**Westbeck, Ruskington Sleaford NG34 9GU**

**welcome to**

**Westbeck, Ruskington Sleaford**

Being sold with no onward chain, is this semi-detached property offering modern features throughout, with off road parking, garage and fully enclosed rear garden. The property is near all the local amenities, schools and transport links.



### **Entrance Hall**

Being approached via a door from the side of the property with stairs rising to the first floor.

### **Lounge**

12' 6" x 16' 6" ( 3.81m x 5.03m )

There is a TV point, laminate flooring, two radiators, window to the rear and patio doors to the rear garden.

### **Kitchen**

8' x 11' 10" ( 2.44m x 3.61m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer stainless steel sink with mixer tap, built in electric oven, gas hob, extractor, plumbing for washing machine, laminate flooring, radiator, breakfast bar, spotlights and window to the front.

### **First Floor Landing**

#### **Bedroom One**

9' 11" x 14' 6" ( 3.02m x 4.42m )

There are triple built-in wardrobes, TV point, radiator and two windows to the front.

#### **Bedroom Two**

9' 9" x 8' 8" ( 2.97m x 2.64m )

Having a radiator and window to the rear.

#### **Bedroom Three**

9' 9" x 7' 6" ( 2.97m x 2.29m )

There is radiator and window to the rear.

#### **Bathroom**

Fitted with a suite comprising of a 'P' shaped bath with shower over, wash hand basin with mixer tap set into a vanity unit, WC, fully tiled walls, radiator and window to the side.

### **Outside Front**

To the front of the property there is a driveway providing parking for two vehicles in a tandem style in front of the garage, gravelled area and pathway leading to the side.

### **Garage**

With up and over door, power and lighting.

### **Rear Garden**

The fully enclosed low maintenance rear garden has gravel and covered patio area. The pond has been removed and is now gravel and a further patio area.

### **Agents Note**

Photographs used are from when the property was previously let. The pond has now been removed.



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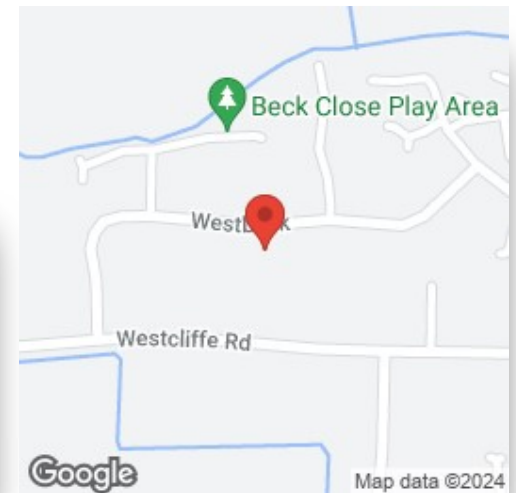
**welcome to**

## **Westbeck, Ruskington Sleaford**

- Three bedroom semi-detached
- Modern kitchen & bathroom
- Driveway & garage
- No onward chain
- Walking distance to local amenities

Tenure: Freehold EPC Rating: C

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111969 - 0002

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