



Westbeck, Ruskington Sleaford NG34 9GU

welcome to

Westbeck, Ruskington Sleaford

This well-presented modern semi-detached home situated within the highly sought after village of Ruskington. Boasting ample off road parking, summerhouse, converted garage, currently being used as a study/bedroom four, enclosed rear garden and local access to a wide range of amenities.



Entrance Hall

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

Kitchen

7' 6" x 12' 4" (2.29m x 3.76m)

Fitted with a range of wall and base units with tiled splashbacks, ceramic one and a half bowl sink with mixer tap, built-in oven, electric hob, extractor, plumbing for washing machine, radiator, laminate flooring and double glazed windows to the front and side.

Lounge Diner

17' 5" x 13' 1" (5.31m x 3.99m)

Having stairs rising to the first floor, understairs storage cupboard, TV point, radiator, laminate flooring, double glazed window to the rear and patio doors leading to the conservatory.

Conservatory

7' 1" x 9' 2" (2.16m x 2.79m)

There are full length glass, tinted self-cleaning roof panels, heater, wall mounted and counter sunk power sockets, laminate flooring and patio doors to the garden.

Study/Bedroom Four

7' 6" x 12' 3" (2.29m x 3.73m)

Currently used as a fourth bedroom with carpet flooring. This room was previously the garage. To the front there is still the electric door with shelving and power and lighting.

First Floor Landing

Having an airing cupboard, access to loft and carpet.

Bedroom One

11' 4" x 8' 1" (3.45m x 2.46m)

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

Bedroom Two

9' 1" x 7' 1" (2.77m x 2.16m)

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

Bedroom Three

11' 6" x 8' (3.51m x 2.44m)

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

Bathroom

Fitted with suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and obscure window to the front.

Outside Front

To the front of the property there is a tarmac driveway providing parking for several vehicles, path leading to the front door, lawn and gated side access to the rear.

Rear Garden

The rear garden is fully enclosed which is mainly laid to lawn, patio area ideal for seating, gated side access, two sheds (8' x 6' & 6' x 4') and a summerhouse which benefits from power and light.



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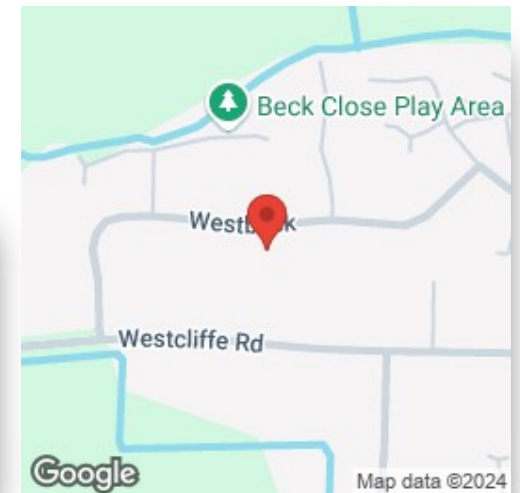
welcome to

Westbeck, Ruskington Sleaford

- Semi-detached three bedroom house
- Study/bedroom four
- Timber summerhouse/bar
- Front & rear garden and driveway
- Immaculately presented

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112144 - 0004

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