



**Holme Lane, Ruskington Sleaford NG34 9DN**

**welcome to**

**Holme Lane, Ruskington Sleaford**

A charming period cottage set on a quiet lane close to Ruskington's many amenities. The property features an open-plan living kitchen and dining area with log burner among other stunning features. Externally is a small low maintenance courtyard with on street parking available. NO ONWARD CHAIN



### **Lounge / Kitchen**

18' 5" max x 13' 5" ( 5.61m max x 4.09m )

The lounge area features a wood burning stove, two radiators, TV point, access to the stairs, cupboard and window to the front.

The kitchen is fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer sink, integrated oven, hob, breakfast bar, integrated dishwasher, wooden flooring and window to the side.

### **Utility Room**

15' 3" x 5' 8" ( 4.65m x 1.73m )

Having wall and base units with work surfacing, plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring and window to the side.

### **Bedroom Three**

9' 9" x 7' 9" ( 2.97m x 2.36m )

There is a radiator, vinyl flooring and window.

### **Ensuite**

Fitted with a walk-in shower, wash hand basin, WC and window.

### **First Floor Landing**

Having a cupboard housing the boiler, radiator and window.

### **Bedroom One**

9' 9" x 9' 2" ( 2.97m x 2.79m )

There is wood effect vinyl flooring, radiator and window to the front.

### **Bedroom Two**

9' 7" x 5' 8" ( 2.92m x 1.73m )

Having a radiator and window to the side.

### **Bathroom**

8' 10" x 6' 1" ( 2.69m x 1.85m )

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, wood effect vinyl and window to the front.

### **Rear Courtyard**

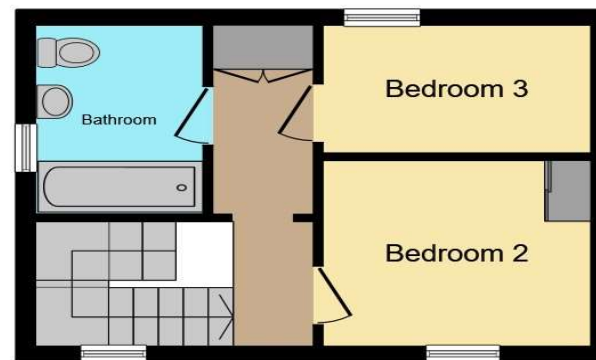


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

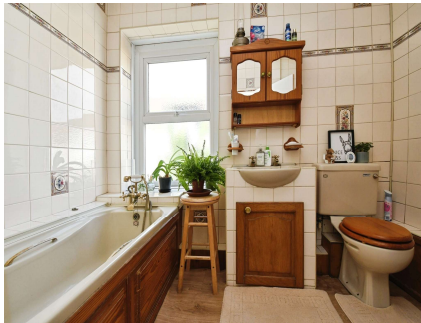
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## **Holme Lane, Ruskington Sleaford**

- Open kitchen and lounge area with log burner
- Downstairs bedroom
- Walking distance to local amenities including train station
- Ideal for first time buyer or investor
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

**£149,950**



Please note the marker reflects the postcode not the actual property

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