



**Hornbeam Close, Ruskington Sleaford NG34 9WG**

**welcome to**

**Hornbeam Close, Ruskington Sleaford**

Well-presented semi-detached home set in a quiet cul-de-sac in the popular village of Ruskington. Offering a bright lounge, modern kitchen diner, well-proportioned rooms and a family bathroom. Outside features an enclosed rear garden and nearby parking.



**Entrance Hall**

Having stairs rising to the first floor, understairs cupboard and underfloor heating.

**Lounge**

10' x 14' 10" ( 3.05m x 4.52m )

There is underfloor heating, bay window to the front and French doors to the garden.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, fitted oven, gas hob, extractor, integrated appliances to include fridge freezer, washing machine, dishwasher. There is underfloor heating and windows to the side and front.

**Cloakroom**

Fitted with a wash hand basin, WC, vinyl flooring and window to the front.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

9' 1" x 14' 1" ( 2.77m x 4.29m )

There is a radiator and window to the side.

**Bedroom Two**

9' 1" x 15' 1" ( 2.77m x 4.60m )

Having a radiator and window to the side.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, vinyl flooring, tiled walls to the bath area and window to the front.

**Outside Front**

To the front of the property there is block paved driveway providing parking for two vehicles, lawned areas and CCTV.

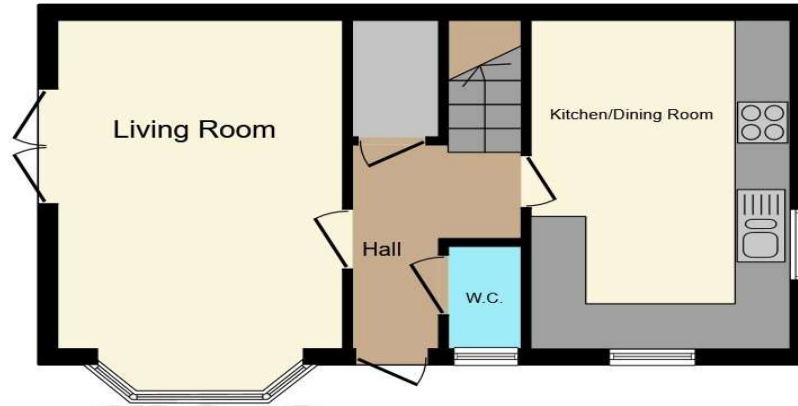
**Garden**

The enclosed fenced rear garden is mainly laid to lawn with a patio area and CCTV.

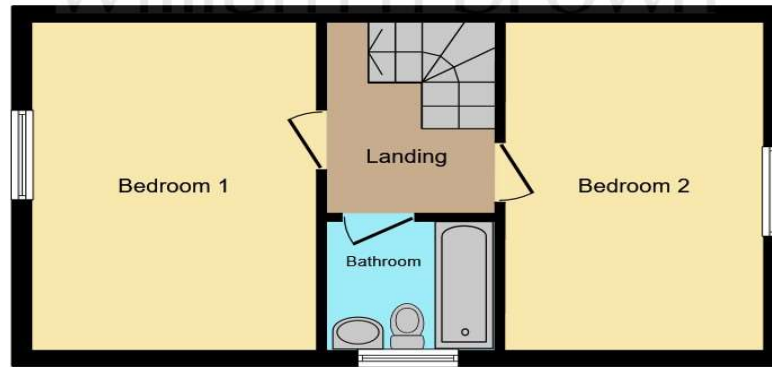


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**Ground Floor**  
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**First Floor**

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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## **Hornbeam Close, Ruskington Sleaford**

- Beautifully presented property
- Sought after village location full of amenities
- Two double bedrooms
- Driveway for multiple vehicles
- Viewing highly advised

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £189,950



Please note the marker reflects the postcode not the actual property

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