



Westbeck, Sleaford
£220,000



- Semi Detached House
- Three Bedrooms
- Fourth Bedroom/Study from Garage Conversation
- Immaculately Presented
- Popular Village Location
- Timber Summer House/Bar
- Freehold
- EPC rating D
- Council Tax Band: B



This immaculately presented Three/Four Bedroom Semi-Detached Home is set in the popular village of Ruskington. Benefitting from a partially converted garage for options of a Fourth Bedroom, Study or Dining Room, a timber summer house currently used as a bar in the generous sized garden, internally further comprising Kitchen, Lounge Diner, Conservatory, Three Bedrooms and Bathroom. The property benefits from gas fired central heating and upvc windows. A viewing is recommended to appreciate the standard and location of this property.

Entrance Hall

Having a composite entrance door, laminate flooring and radiator.

Kitchen

1.83m x 3.66m (6'0" x 12'0")

Having a range of base and eye level units with work surface over, inset 1.5 sink with drainer, integrated electric oven and induction hob with extractor hood over. Space for fridge freezer, plumbing for washing machine, window to side aspect and window to front aspect.

Lounge Diner

5.18m x 3.05m (17'0" x 10'0")

Having continued laminate flooring, sliding patio doors to rear aspect, further window to rear aspect, radiator and stairs leading to the first floor landing.

Fourth Bedroom/Study

2.13m x 3.48m (7'0" x 11'5")

Currently used as the 4th Bedroom but could also be used as a Study or Dining Room, formally the garage which has been partitioned off.



Conservatory

Being uPVC build with French doors to garden.

Landing

With stairs taken from the lounge, access to loft space with loft ladder and airing cupboard with shelving.

Bedroom One

3.48m x 2.51m (11'5" x 8'2")

Having window to rear aspect and radiator.

Bedroom Two

3.35m x 2.48m (11'0" x 8'1")

Having window to front aspect and radiator.

Bedroom Three

2.74m x 2.13m (9'0" x 7'0")

Having window to rear aspect and radiator.

Family Bathroom

Having panelled bath with mains fed shower and rain effect head over, pedestal hand wash basin, low level wc, window to rear aspect, radiator and extractor fan.

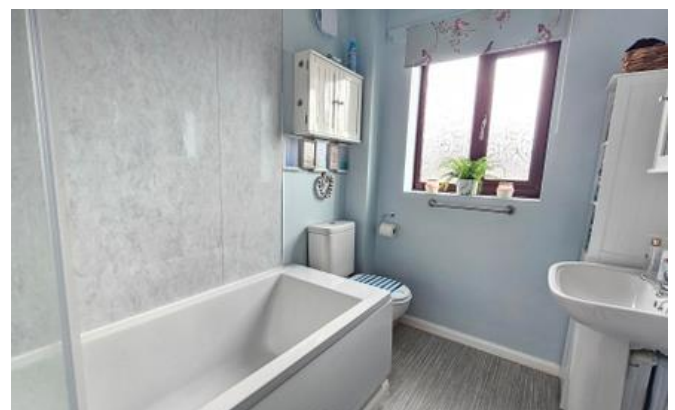
Garage

The remaining front portion of the garage makes ideal storage space, having electric roller door, power and lighting.

Outside

To the front of the property is a tarmac driveway providing off road parking and in turn leads to the garage and a further block paved parking space. The front garden is laid to lawn with a paved pathway leading to the front door.

The rear garden is of generous size and is mainly laid to lawn with decoctive boarder, a timber build summer house currently used as a bar with electric taken from the house, timber shed, outside tap and lighting with timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

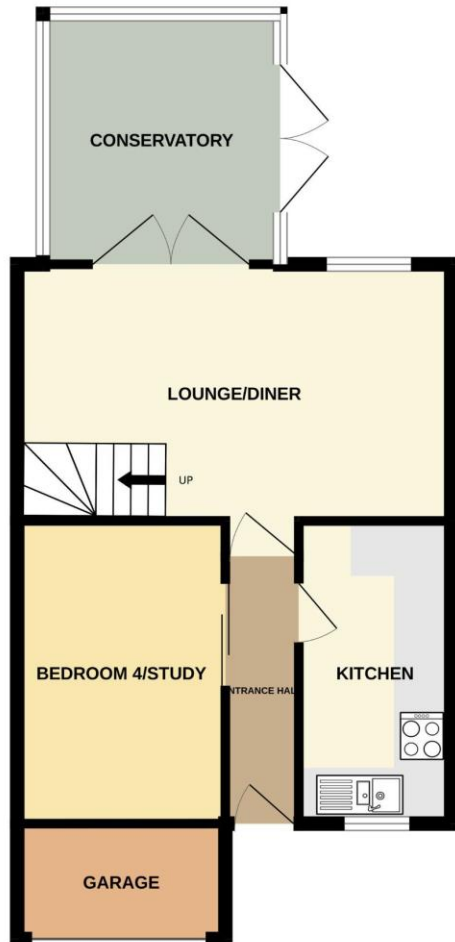
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

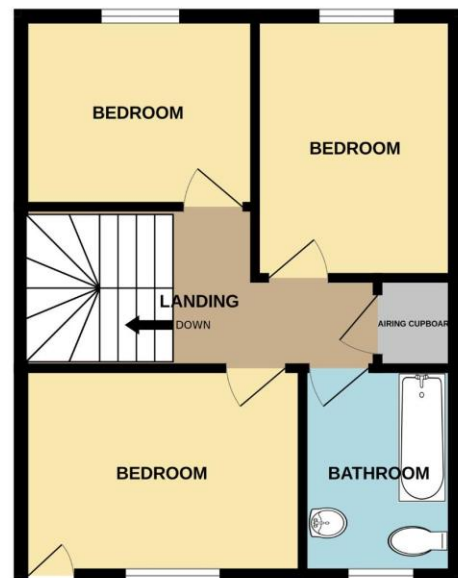


Floorplan

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



33 WESTBECK, RUSKINGTON NG34 9GU

TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024