



Poplar Close, Ruskington Sleaford NG34 9TL

welcome to

Poplar Close, Ruskington Sleaford

A well-presented detached home set in sought after village location. Offering spacious accommodation throughout downstairs, alongside three double bedrooms upstairs, this is a perfect family home. Outside features a detached garage, ample driveway parking and a private enclosed rear garden. NO CHAIN



Entrance Hall

Having a radiator, vinyl flooring, stairs rising to the first floor, understairs cupboard and window to the front.

Lounge

12' 7" x 18' 5" (3.84m x 5.61m)

Featuring a fireplace with electric fire, TV point and window to the front.

Kitchen Diner

20' 5" max x 9' 11" max (6.22m max x 3.02m max)

Fitted with a range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap, double eye level oven, gas hob, plumbing for dishwasher, breakfast bar, window to the rear and French doors to the conservatory.

Utility

7' 3" x 5' 2" (2.21m x 1.57m)

Having wall and base units with work surfacing, sink, radiator, lino flooring and door to the side.

Conservatory

Having windows to three sides, radiator, tiled flooring and double doors to the garden.

WC

Fitted with a wash hand basin, WC, vinyl flooring, radiator and extractor.

First Floor Landing

Having access to the loft, cupboard, radiator and window to the side.

Bedroom One

15' 8" x 9' 4" (4.78m x 2.84m)

There is a built-in double wardrobe, radiator and window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, extractor and window to the side.

Bedroom Two

12' 10" max x 9' 7" (3.91m max x 2.92m)

Having a radiator and window to the rear.

Bedroom Three

12' 4" x 9' 2" max (3.76m x 2.79m max)

There is a radiator, vinyl flooring and window to the rear.

Family Shower Room

9' 3" x 6' 10" max (2.82m x 2.08m max)

Fitted with a suite comprising of a double shower cubicle, wash hand basin, WC, radiator, tiled flooring, extractor and window to the front.

Outside Front

To the front of the property there is a gravelled area, railings and block paved gated driveway to the side leading up to the garage.

Detached Garage

Having electric up and over door, window to the side and personal door to the garden.

Rear Garden

The enclosed rear garden has a lawn, patio area and is not overlooked.



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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

welcome to

Poplar Close, Ruskington Sleaford

- Detached family home
- Large kitchen diner leading into cosy conservatory
- Three double bedrooms with ensuite to master
- Detached garage with driveway for multiple vehicles
- NO ONWARD CHAIN

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

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112918 - 0005

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