

Connells

Hillside Estate
Ruskington Sleaford

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Ruskington Sleaford NG34 9TJ

for sale offers in the region of
£170,000







Property Description

Situated within a well-established residential area, this three-bedroom semi-detached home offers spacious and versatile accommodation throughout whilst presenting an excellent opportunity for a purchaser to personalise to their own tastes.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms and staircase rising to the first floor. The spacious lounge enjoys a dual-aspect layout, allowing an abundance of natural light to flood the room, whilst offering ample space for a variety of furnishings. To the rear of the property, the kitchen/diner provides an excellent social hub with plenty of space for both cooking and dining, together with direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms, all served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway providing off-road parking and leading to a detached garage, ideal for additional storage. The enclosed rear garden enjoys a good degree of privacy and features a lawned area, mature shrubs, & established planting, creating an excellent outdoor space for families and entertaining

The property is conveniently positioned for local amenities, schooling and transport links, making it an ideal purchase for a wide range of buyers.

Entrance Hall

Accessed via an entrance door with staircase rising to the first floor and doors leading to the ground floor accommodation.

Lounge - 15' 4" X 11' 3"

Benefiting from a front-facing window and patio doors opening onto the rear garden.

Kitchen/Diner– 15' 4" X 12' 0"

Fitted with a range of wall and base units incorporating work surface space and sink unit. Space for appliances and dining furniture, with window overlooking the rear garden and external access door.

First Floor Landing

With access to all first-floor accommodation & window to the rear aspect.

Bedroom One – 9' 6" X 8' 11"

Window to the front aspect & integrated storage.

Bedroom Two – 11' 1" X 7' 1"

Window to the front aspect & integrated

storage.

Bedroom Three – 8' 6" X 7' 8"

Window to the rear aspect.

Bathroom – 5' 7" X 5' 3"

Fitted with a three-piece suite comprising paneled bath with shower over, wash hand basin and low-level WC.

Garage – 15' 1" X 7' 3"

Outside

To the front, the property benefits from a driveway providing off-road parking and access to the detached garage.

The rear garden is predominantly laid to lawn with mature trees, shrubs, established borders & a shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







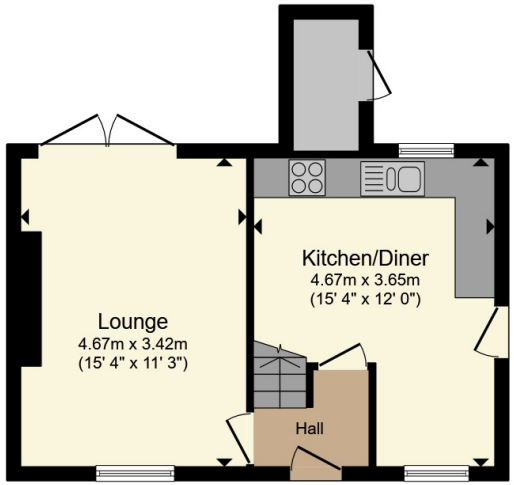




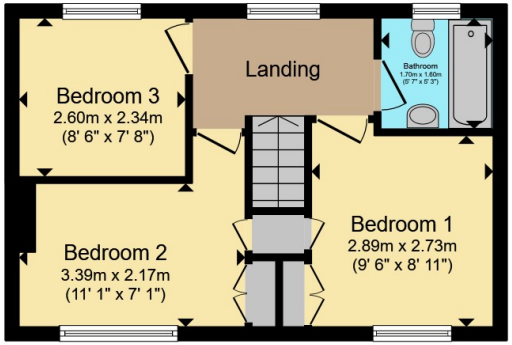




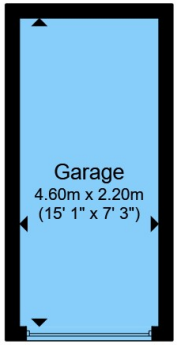




Ground Floor



First Floor



Garage

Total floor area 78.9 m² (849 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309739

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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