



**Pinfold Lane, Ruskington Sleaford NG34 9EU**

**welcome to**

**Pinfold Lane, Ruskington Sleaford**

A Grade II listed character home set in the sought after village of Ruskington, perfectly placed within walking distance to local amenities. Benefitting from two fully functioning bathrooms, two reception rooms and an enclosed garden. This property is very versatile and is being sold with NO CHAIN.



### **Lounge**

12' 2" x 11' 9" max ( 3.71m x 3.58m max )  
Featuring a log burner, radiator and window.

### **Dining Room**

12' 2" x 11' 11" max ( 3.71m x 3.63m max )  
There is a radiator and window.

### **Rear Corridor**

Having two cupboards, two radiators, window and door to the rear.

### **Kitchen**

13' 2" x 10' 5" ( 4.01m x 3.17m )  
Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, space for Range style cooker, radiator and window.

### **Bathroom**

6' 8" x 6' 7" ( 2.03m x 2.01m )  
Fitted with a suite comprising of a bath with shower over, wash hand basin with cupboard below, WC, heated towel rail and window.

### **First Floor**

#### **Bedroom One**

11' 9" max x 11' 8" ( 3.58m max x 3.56m )  
There is a radiator and window.

#### **Ensuite**

12' 5" max x 9' 2" ( 3.78m max x 2.79m )  
Fitted with a bath, wash hand basin, WC, radiator and window.

#### **Bedroom Two**

12' 3" max x 11' 10" max ( 3.73m max x 3.61m max )  
Having a cupboard, radiator and window.

### **Outside Front**

There is gated access to the gravelled parking area and garden.

### **Garage**

Having an up and over door, window and door to the side.

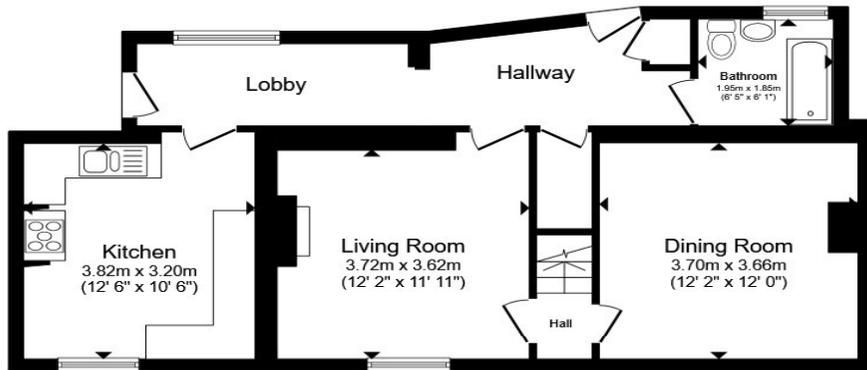
### **Rear Garden**

The rear garden has a lawn and patio.

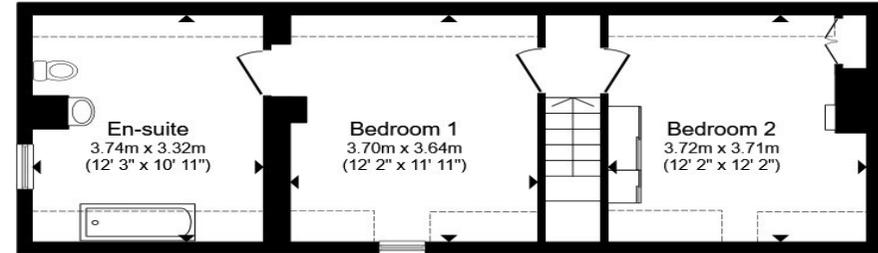


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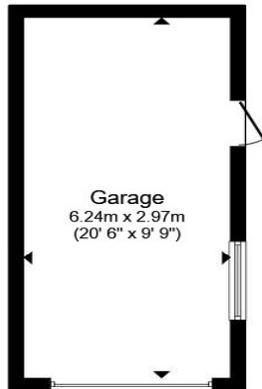




**Ground Floor**



**First Floor**



**Garage**

Total floor area 129.4 m<sup>2</sup> (1,393 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](http://www.propertybox.io)

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## Pinfold Lane, Ruskington Sleaford

- Grade II Listed
- Two reception rooms
- Downstairs bathroom & ensuite to the first floor
- Driveway & garage
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£230,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SNH113048 - 0004

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