

Holme Lane, Ruskington, Sleaford, NG34 9DN



Asking Price £140,000 Freehold



A 3 bedroom semi detached period property set in the popular and well serviced village of Ruskington, Sleaford, consisting of Open-plan living/kitchen/diner, with log burner, having a modern kitchen with electric oven hob and extractor hood, in addition there is a large utility room this also being the main entrance into the property at the rear.

The property also benefits from having a ground floor bedroom with an en-suite making it ideal for someone with mobility problems

Upstairs offers a one double bedroom with wardrobes (TBC) and one single bedroom and a large family bathroom.

Outside offers a private easily maintained courtyard

The property has gas central heating with radiators to all rooms, double glazing and solar panels

Parking is street parking only. Council Tax Band: A EPC Rating : F

Utility
13'9" x 5'9"



The property is entered through this stable door having upper opening window, additional window to side elevation, vinyl flooring, single radiator, electric consumer unit for the solar panels and some circuits, plumbing and space for washing machine and a tumble dryer, laminate worktop with one double base cupboard, and a range of wall units.

Lounge/Dining Room/Kitchen
13'11" x 18'4"



Window to front elevation, an additional tiny window with frosted glass in the kitchen area, fireplace with wooden surround and inset, log burner, carpeted, flooring, pendant lighting, double radiator, under stairs cupboard, carpeted staircase with heating programmer on the left.

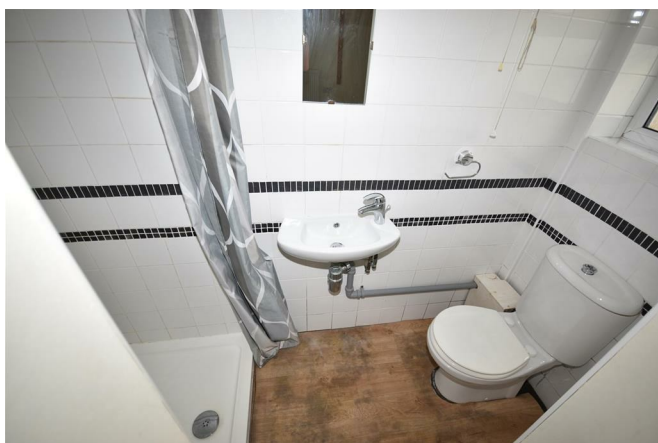
The kitchen area has laminate worktop, vinyl flooring, window to the rear elevation with extractor fan in the glass, one and half bowl, stainless steel sink with mixer tap, single electric oven, vinyl flooring, electric hob with stainless steel, extractor hood above, splash-back tiling, additional consumer unit with and electric meter high up.

Bedroom 3 (ground floor)
7'9" x 9'9"



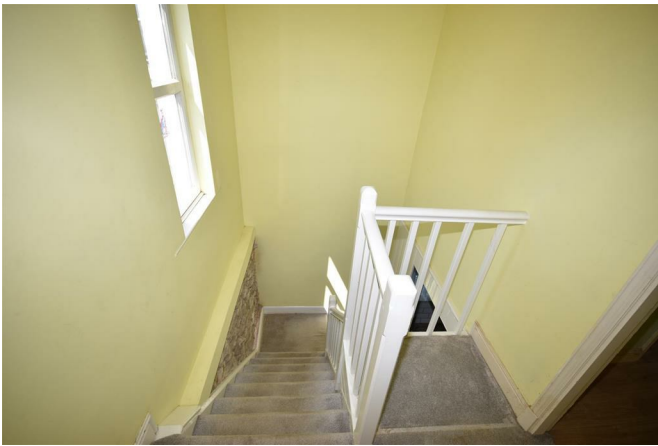
Window to the front elevation, laminate flooring, single radiator, door to: ensuite.

En-suite
7'9" x 2'11"



Window to front elevation with frosted glass, fully tiled floor to ceiling, electric heater on the wall, slimline sink with chrome mixer tap, close-couple toilet, shower tray with extractor/light in the ceiling and electric shower.

Landing



Having window, to side elevation, white balustrade, pendant lighting, loft access, smoke alarm, feature stonewall, halfway up the stairs, carpet floorin.

Bedroom 1 9'2" x 9'9"



Window to rear elevation, laminate flooring, double radiator and space for wardrobes.

Bedroom 2 5'8" x 9'6"



Window to the front elevation, carpeted, flooring and double radiator.

Bathroom 8'10" x 6'2"



Window to the side elevation with frosted glass, vinyl flooring, paneled bath with mixer tap and shower assembly, fully tiled floor to ceiling, sink with separate hot and cold tap with tiled box unit with cupboard underneath, medicine cabinet above, close- coupled toilet.

Rear Courtyard



A private courtyard laid to Astro-turf and paving with a small wrought iron side gate off the road which offer street parking.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

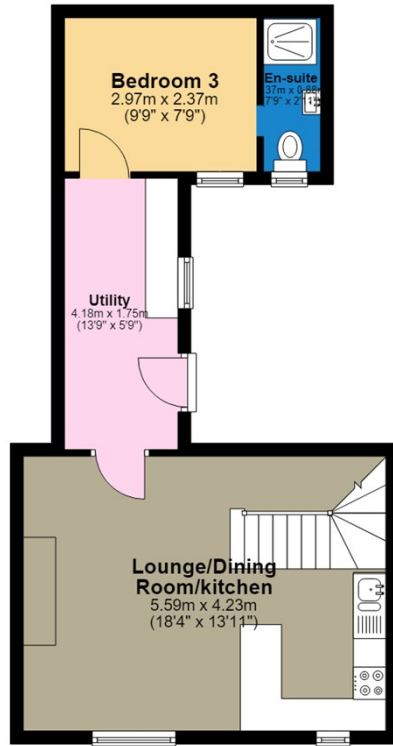
Disclaimer 1

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF

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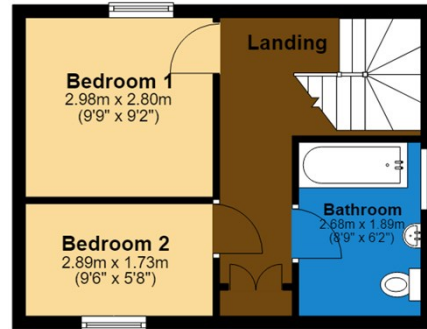
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)

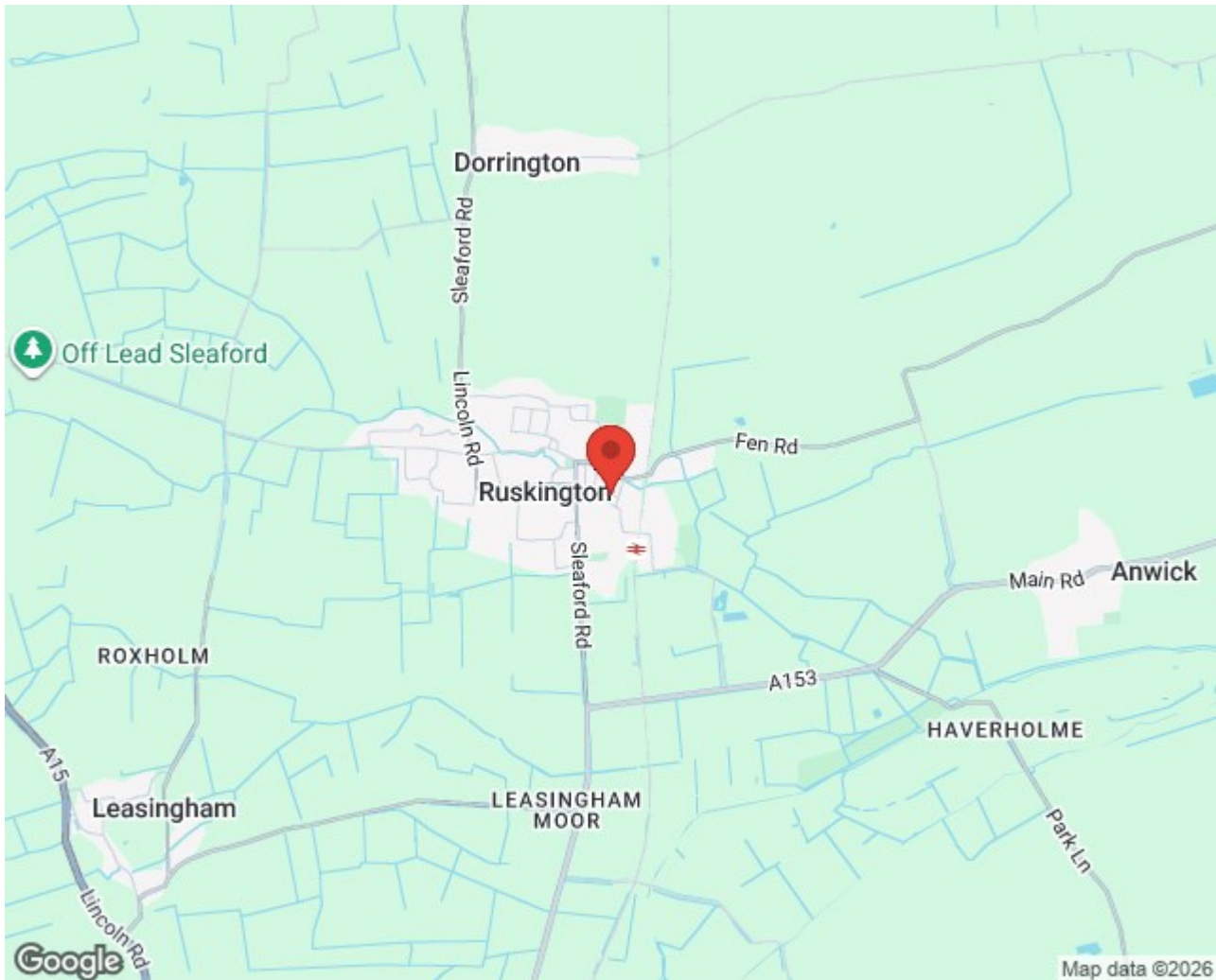


First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		25
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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