



**Whitehouse Road, Ruskington Sleaford NG34 9TP**

**welcome to**

## **Whitehouse Road, Ruskington Sleaford**

ATTENTION INVESTMENT BUYERS - being sold with a tenant in situ. Beautifully presented property offering spacious accommodation throughout, fully enclosed rear garden, detached single garage and off street parking. The property is in the popular village of Ruskington.



## **Entrance Hall**

Being approached via a uPVC double glazed door from the front, having stairs rising to the first floor and radiator.

## **Lounge**

14' x 13' 1" ( 4.27m x 3.99m )

Featuring a fireplace with gas fire and surround, telephone point, TV point, two wall lights, radiator, wood flooring and double glazed window to the front.

## **Kitchen Diner**

16' 10" x 10' ( 5.13m x 3.05m )

Fitted with a range of wall and base units with work surfacing over and a one and a half bowl stainless steel sink with mixer tap. There is space for oven, extractor hood over, integrated appliances to include washing machine, dishwasher and fridge freezer. There is a radiator, wall mounted boiler, understairs cupboard, laminate flooring, double glazed uPVC door to the side, double glazed window to the rear and double glazed patio doors to the rear garden.

## **First Floor Landing**

Having access to loft and radiator.

## **Bedroom One**

14' x 9' 1" ( 4.27m x 2.77m )

There is a fitted wardrobe with sliding doors, radiator, TV point and double glazed window to the front.

## **Bedroom Two**

10' 1" x 9' 1" ( 3.07m x 2.77m )

Having a radiator and double glazed window to the rear.

## **Bedroom Three**

9' x 6' 1" ( 2.74m x 1.85m )

There is a storage cupboard, radiator and double glazed window to the front.

## **Bathroom**

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin with mixer tap and WC. There is a heated towel rail, fully tiled walls, extractor fan and double glazed window to the rear.

## **Outside Front**

To the front of the property there is a gravelled driveway providing parking for several vehicles on the lead up to the garage, lawned area and gated access to the rear.

## **Garage**

Having up and over door.

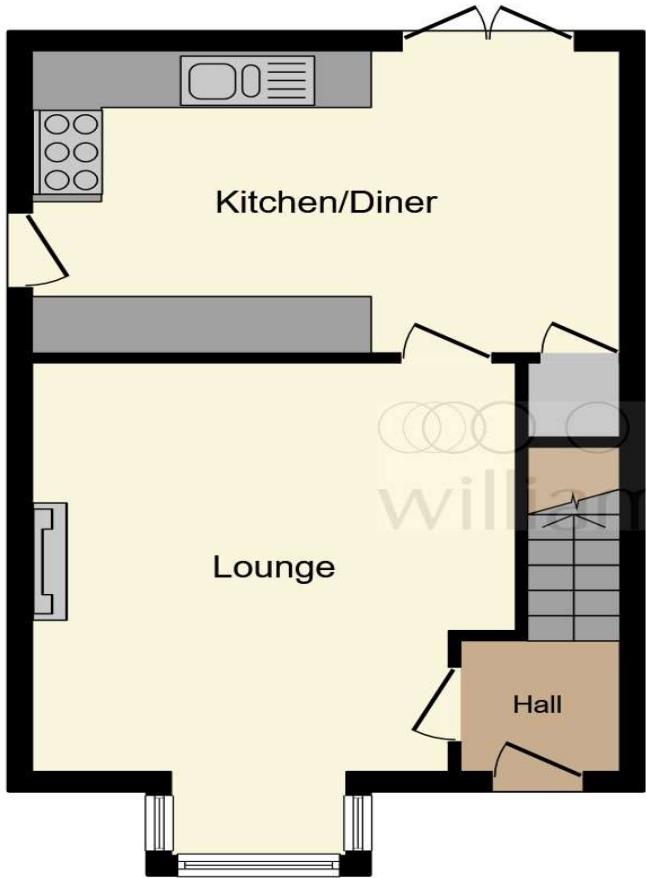
## **Rear Garden**

The enclosed rear garden is mainly laid to lawn with a large patio area, decked area to the rear, mature trees and shrubs and outside tap.



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**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Whitehouse Road, Ruskington Sleaford

- Investors Only
- Well Presented Throughout
- Single Detached Garage & Driveway
- Fully Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£200,000**



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Property Ref:  
SNH111302 - 0010

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