



Northfield Road, Sleaford  
£179,950



- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- New Windows and Doors
- South Facing Rear Garden
- Popular Village Location
- Freehold
- Current Council Tax Band A
- EPC Rating: TBC



A well-presented three bedroom semi-detached home located in the sought-after village of Ruskington, benefiting from a south-facing rear garden. The property has been updated by the current owners to provide a turn-key, move-in ready home, including new windows and doors throughout. Internally, the accommodation comprises an entrance hall, lounge, kitchen with utility area, three bedrooms, and a family bathroom. An excellent opportunity in a popular village location, and viewing is highly recommended to fully appreciate the presentation and setting.

### Entrance Hall

With part glazed Entrance door, BT point and stairs leading to 1st floor.

### Lounge

3.74m x 3.87m (12'4" x 12'8")

With bio ethanol fire place, space under stairs currently with a desk, TV and BT point, window to rear aspect and electric heater.

### Kitchen

3.02m x 3.39m (9'11" x 11'1")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated double oven, four ring electric hob with extractor hood over, space and plumbing for washing machine, storage cupboard, space for a four seater table, window to rear aspect and electric heater.

### Utility Room

3.01m x 1.32m (9'11" x 4'4")

With a worksurface/breakfast bar with space for tumble dryer under, space for freestanding fridge freezer, part glazed door to rear aspect and window to side aspect.



## Landing

With stairs taken from Entrance Hall and window to side aspect.

## Bedroom One

3.79m x 2.63m (12'5" x 8'7")

With built in storage cupboard, window to front aspect and electric heater.

## Bedroom Two

2.43m x 2.75m (8'0" x 9'0")

With window to rear aspect and radiator.

## Bedroom Three

2.87m x 2.14m (9'5" x 7'0")

With storage cupboard over stairs, window to front aspect and radiator.

## Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, window to rear aspect and extractor fan.

## Outside

To front being laid to lawn with side access to rear. There is scope to create a parking space, subject to the necessary approval from North Kesteven District Council (NKDC).

The rear garden is south facing and well presented, with a patio area leading from the property, further area laid to lawn, timber shed and timber fence surround.



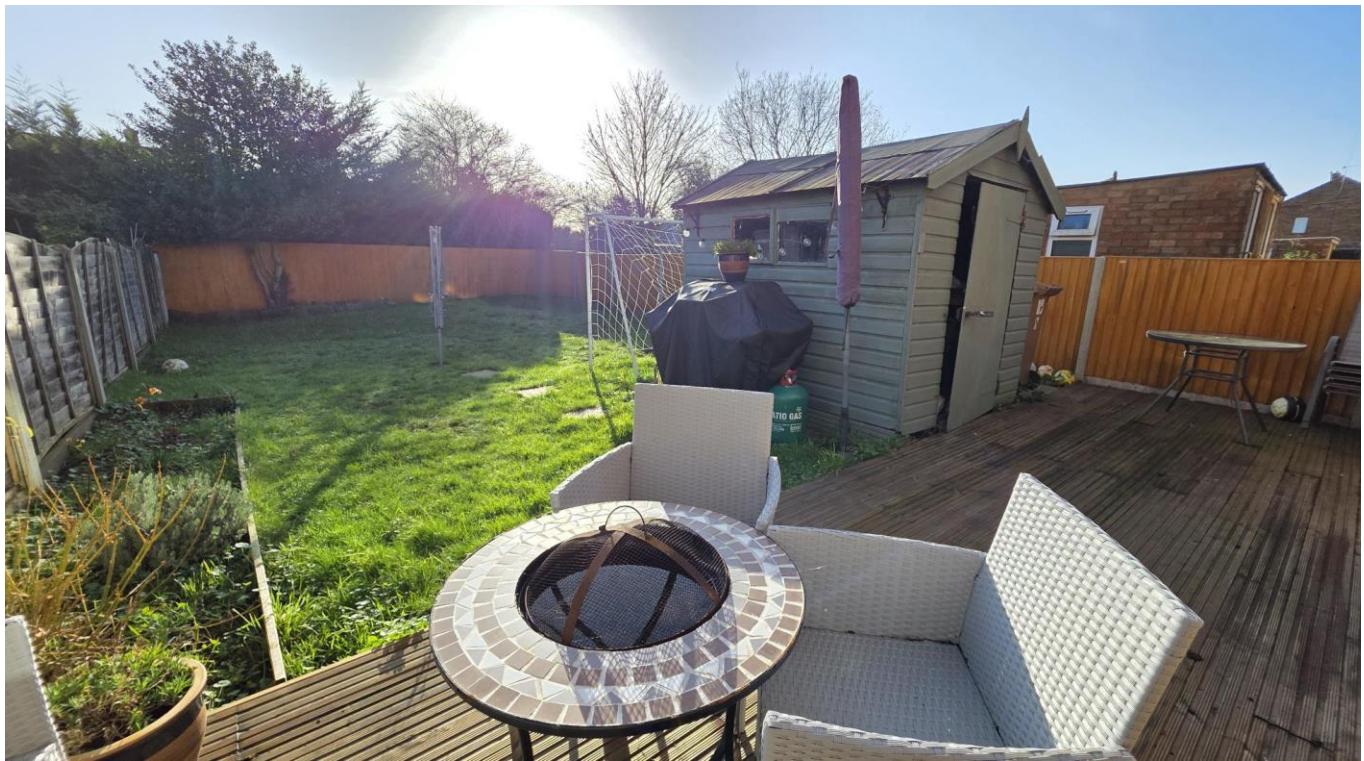
### Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Financial Services

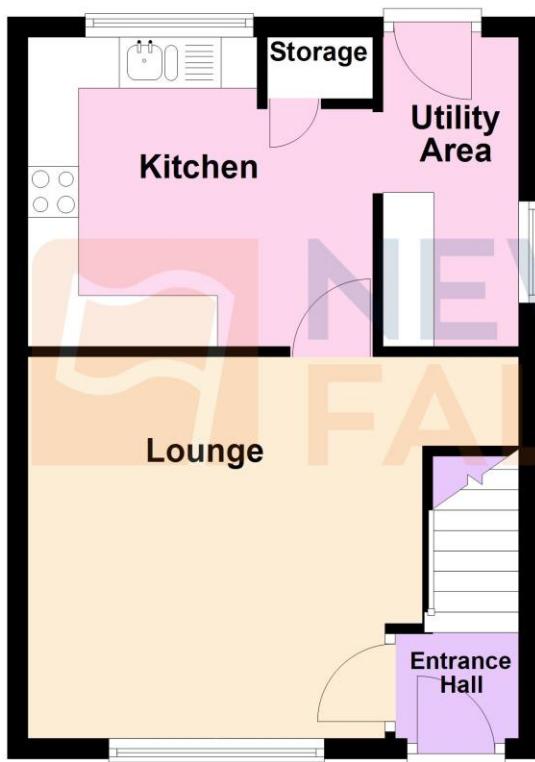
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



## Floorplan

### Ground Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 sq. feet)

**26 Northfield Road, Ruskington**

 **NEWTONFALLOWELL**

Newton Fallowell Sleaford

01529 309 209

[seaford@newtonfallowell.co.uk](mailto:seaford@newtonfallowell.co.uk)