



Northfield Road, Sleaford  
£179,950



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- 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.

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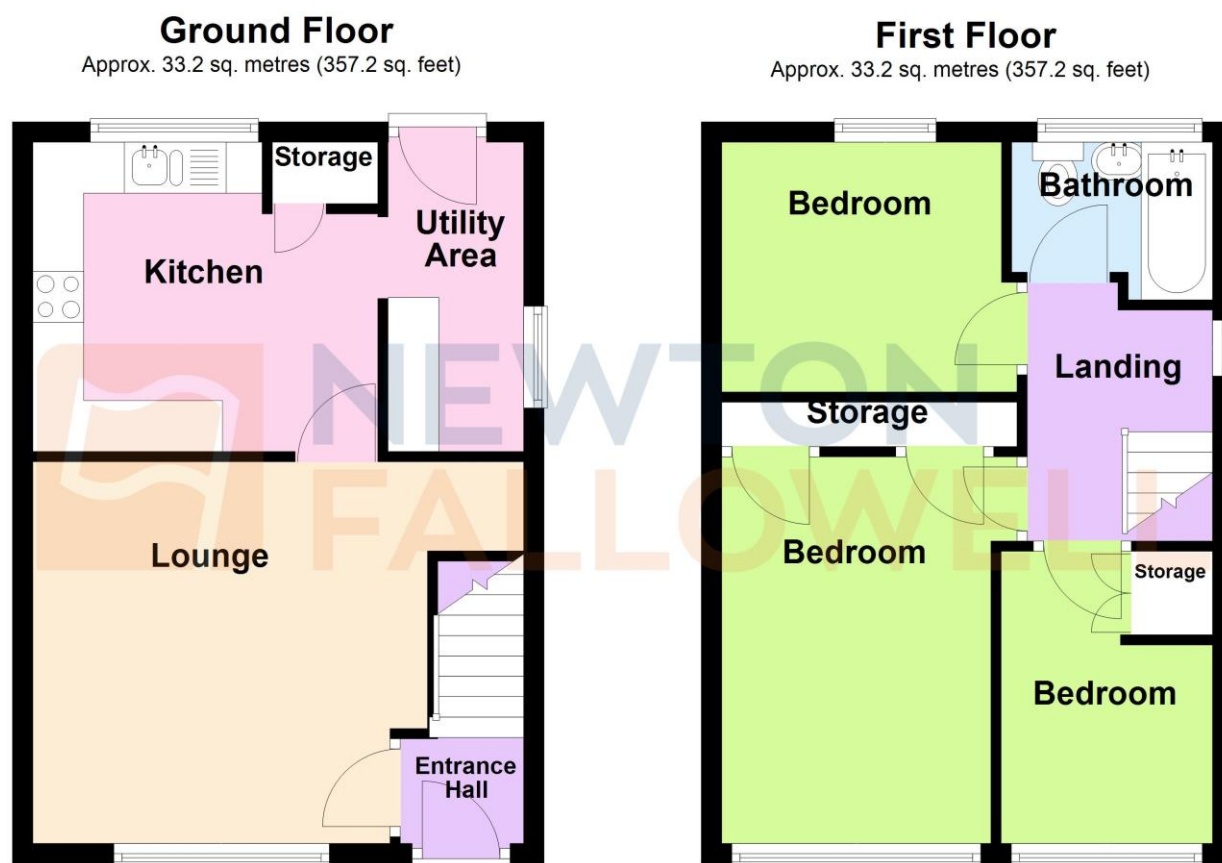
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## Floorplan



Total area: approx. 66.4 sq. metres (714.3 sq. feet)  
**26 Northfield Road, Ruskington**



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