



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

**welcome to**

**Whitehouse Road, Ruskington Sleaford**

INVESTORS - this property is 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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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH111302 - 0014

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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