

St. Clements Road,Ruskington Sleaford NG34 9AF

william h brown

welcome to

St. Clements Road,Ruskington Sleaford

A spacious detached home in the popular village of Ruskington with gated driveway, detached garage and generous rear garden. Offering flexible accommodation including lounge, kitchen, dining area, bathroom and upstairs WC, along with multiple double bedrooms, ideal for a range of buyers. NO CHAIN.













Entrance Hall
Having a cupboard.

Kitchen
Fitted with a range of wall and base units with work surfacing over, sink, double oven, gas hob, plumbing for washing machine, radiator, vinyl flooring and two windows to the front.

Lounge
There is a radiator, stairs rising to the first floor and patio doors to the rear.

Bedroom Three
Having a radiator and window to the side.

Bedroom Four
Having a radiator and window to the rear.

Shower Room
Fitted with a shower cubicle, wash hand basin, WC, shaver point, radiator, tiled flooring and window to the side.

First Floor
Bedroom One
There is a radiator, supporting beam and window to the front.

Bedroom Two
Having a radiator and window to the rear.

Wc
Fitted with a WC, vinyl flooring and velux style window.

Outside Front
To the front of the property there is a driveway accessed via a gate, providing parking for multiple vehicles and lawn area.

Detached Garage
Having up and over door.

Rear Garden
The rear garden has a lawn, patio and vegetable patch.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

St. Clements Road, Ruskington Sleaford

- Detached home in sought after village
- Huge potential to add own stamp to property
- Two downstairs bedrooms and shower room
- Ample off-street parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113241

The Property Ombudsman

Property Ref:
SNH113241 - 0009

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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