



Pinfold Lane, Ruskington Sleaford NG34 9EU



welcome to

Pinfold Lane, Ruskington Sleaford

Grade II listed character home set in the sought after village of Ruskington, perfectly placed within walking distance to local amenities. Benefitting from two fully functioning bathrooms, two reception rooms and an enclosed garden. This property is very versatile and is being sold with NO CHAIN.



Lounge

12' 2" x 11' 9" max (3.71m x 3.58m max)

Featuring a log burner, radiator and window.

Dining Room

12' 2" x 11' 11" max (3.71m x 3.63m max)

There is a radiator and window.

Rear Corridor

Having two cupboards, two radiators, window and door to the rear.

Kitchen

13' 2" x 10' 5" (4.01m x 3.17m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, space for Range style cooker, radiator and window.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m)

Fitted with a suite comprising of a bath with shower over, wash hand basin with cupboard below, WC, heated towel rail and window.

First Floor**Bedroom One**

11' 9" max x 11' 8" (3.58m max x 3.56m)

There is a radiator and window.

Ensuite

12' 5" max x 9' 2" (3.78m max x 2.79m)

Fitted with a bath, wash hand basin, WC, radiator and window.

Bedroom Two

12' 3" max x 11' 10" max (3.73m max x 3.61m max)

Having a cupboard, radiator and window.

Outside Front

There is gated access to the gravelled parking area and garden.

Garage

Having an up and over door, window and door to the side.

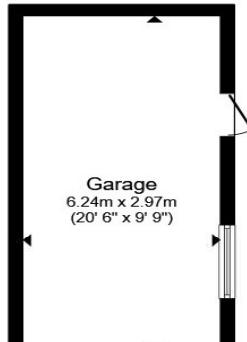
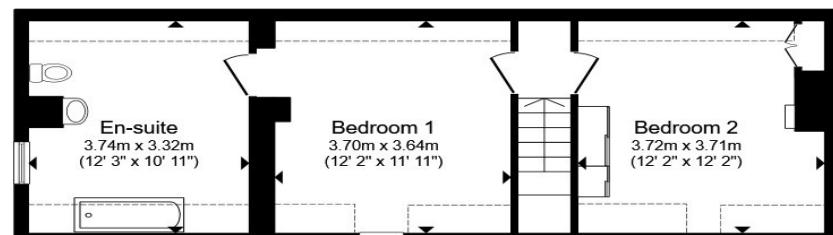
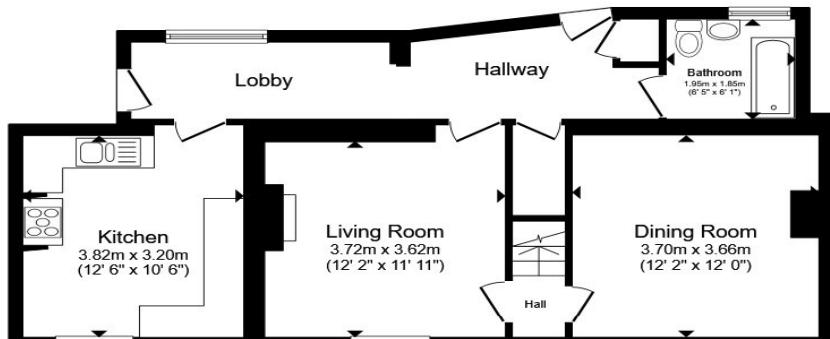
Rear Garden

The rear garden has a lawn and patio.



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Total floor area 129.4 m² (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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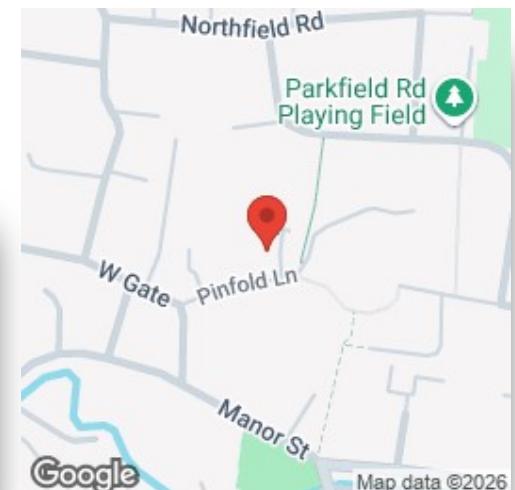
Pinfold Lane, Ruskington Sleaford

- Grade II Listed
- Two reception rooms
- Downstairs bathroom & ensuite to the first floor
- Driveway & garage
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£230,000



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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.



Property Ref:
SNH113048 - 0003

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