

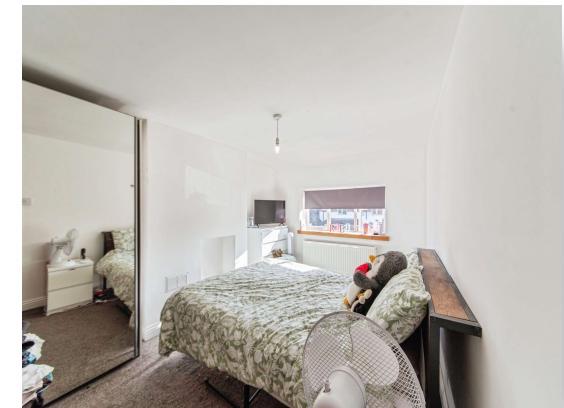


Church Street, Ruskington Sleaford NG34 9DU

welcome to

Church Street, Ruskington Sleaford

A charming, modern and beautifully presented semi-detached cottage in the heart of Ruskington, featuring a cosy living room, fitted kitchen, two bedrooms, bathroom, and a private rear garden. This property is in walking distance to shops, schools, pubs and train station and is a must view! NO CHAIN!



Entrance Hall

Having a storage cupboard.

Lounge

14' 1" x 11' 9" (4.29m x 3.58m)

There is a TV point, radiator, stairs and window to the front.

Kitchen

12' 6" max x 7' 6" max (3.81m max x 2.29m max)

Modern fitted kitchen with a range of wall and base units with work surfacing over, single drainer sink, electric oven, plumbing for washing machine, radiator and door to the rear garden.

First Floor Landing

Having a window.

Bedroom One

14' 3" max x 9' 9" max (4.34m max x 2.97m max)

There is an exposed brick feature wall, TV point, radiator and window to the front.

Bedroom Two

14' 1" x 7' 1" (4.29m x 2.16m)

Having a TV point, radiator and window to the front.

Bathroom

11' 4" max x 7' 7" max (3.45m max x 2.31m max)

Fitted with a suite comprising of bath with shower over, wash hand basin, WC, cupboard, radiator and window to the front.

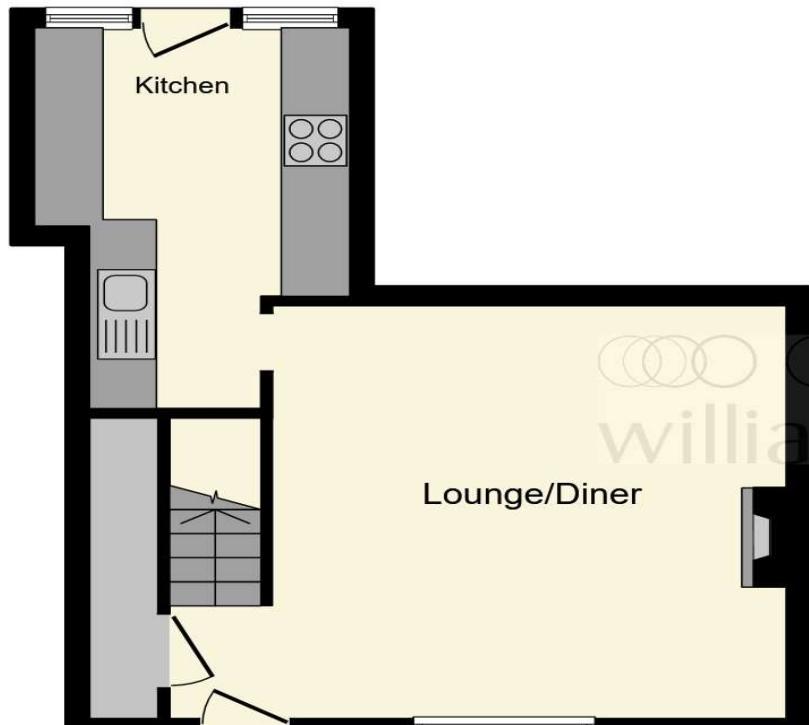
Rear Garden

The enclosed rear courtyard garden has a patio and gravelled area.

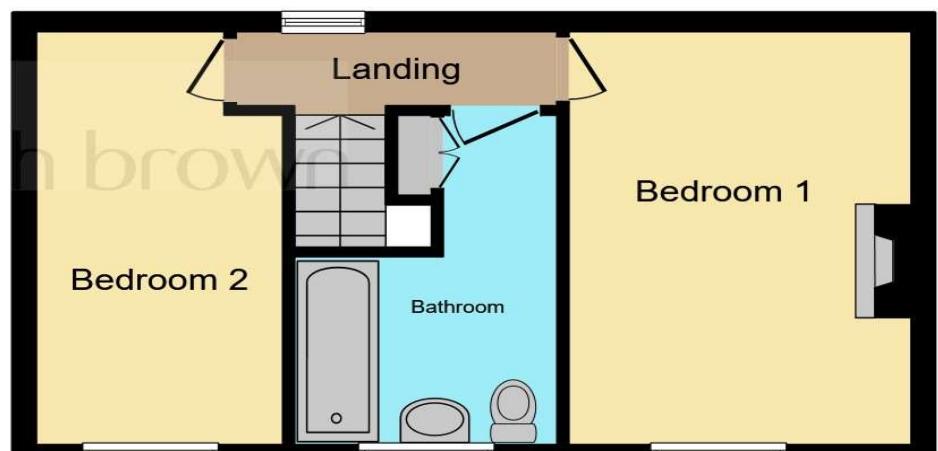


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Ground Floor



First Floor

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.focalagent.com

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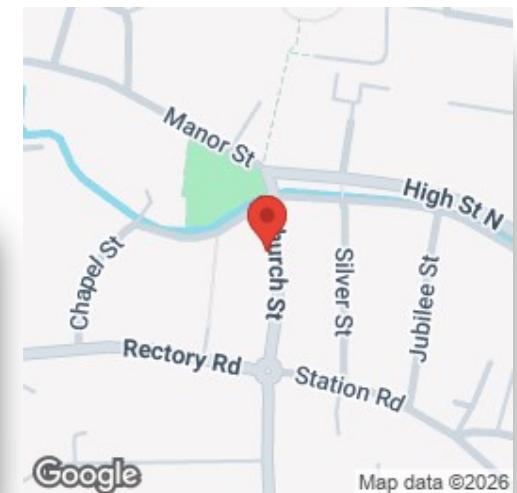
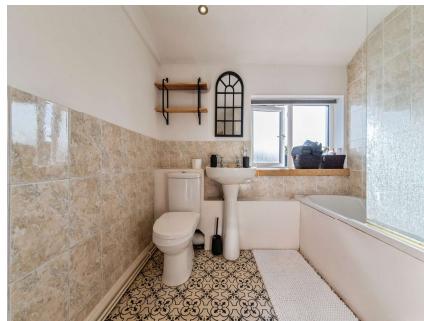
Church Street, Ruskington Sleaford

- Modern home full of character
- Two generous size bedrooms
- Enclosed rear garden
- Heart of Ruskington within walking distance to local amenities
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£175,000



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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:
SNH112825 - 0006

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