



Northfield Road, Ruskington  
£190,000



- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Modern Kitchen Diner
- Well Presented Throughout
- Popular Ruskington Village
- Freehold
- EPC rating C
- Current Council Tax Band A



Offered for sale with no onward chain, this well-presented three-bedroom semi-detached home is situated within the ever-popular and highly sought-after village of Ruskington. The accommodation comprises an entrance porch leading into a spacious lounge, with a modern kitchen diner to the rear providing an ideal space for everyday living and entertaining. To the first floor are three generously sized bedrooms and a contemporary three-piece family bathroom. Outside, the property benefits from a west-facing rear garden offering excellent outdoor space, together with a large timber shed complete with electric connection. An excellent opportunity for first-time buyers, families or investors alike, and viewing is highly recommended to fully appreciate all that this home has to offer.



## Entrance Hall

### Lounge

3.4m x 6.08m (11'2" x 19'11")

### Kitchen Diner

2.58m x 6.08m (8'6" x 19'11")

### Landing

### Bedroom One

3.47m x 3.4m (11'5" x 11'2")

### Bedroom Two

2.61m x 3.55m (8'7" x 11'7")

### Bedroom Three

2.47m x 2.64m (8'1" x 8'8")

### Bathroom

1.7m x 2.46m (5'7" x 8'1")



### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Financial Services

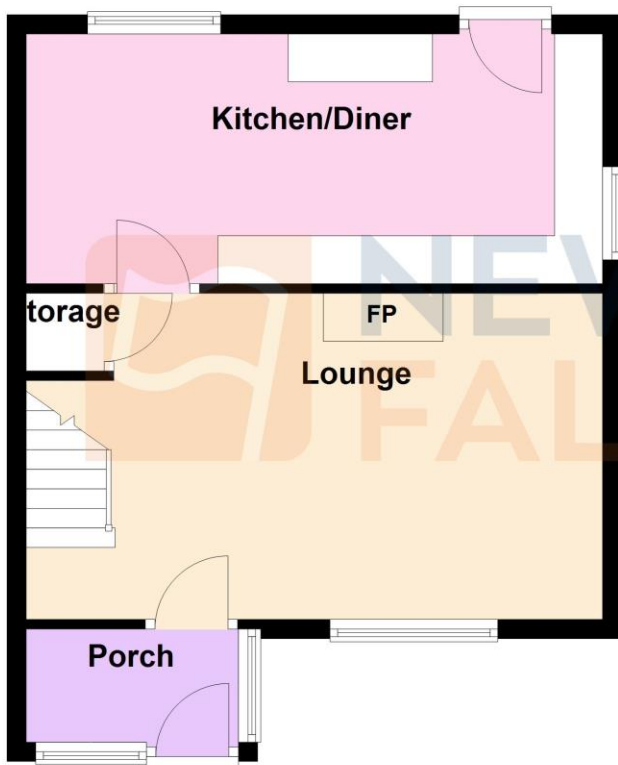
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



# Floorplan

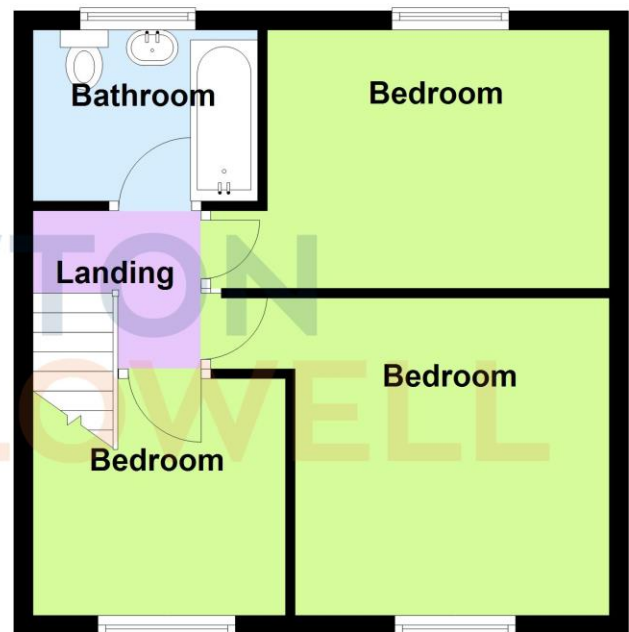
## Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 sq. feet)

**54 Northfield Road, Ruskington**



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