



**Pinfold Lane, Ruskington Sleaford NG34 9EU**

**welcome to**

**Pinfold Lane, Ruskington Sleaford**

Extended semi-detached home in Ruskington with versatile living space, featuring multiple reception rooms, kitchen, conservatory, ensuite to principal bedroom and generous family bathroom. Gravelled driveway for two vehicles and a large rear garden with pergola, seating areas and sheds.



**Entrance Hall**

Having quarry tiled flooring and radiator.

**Lounge**

Featuring an open fireplace, radiator, TV point and window to the front.

**Dining Room**

Having a radiator, cupboard, laminate wood effect flooring and window to the rear.

**Reception Three**

There is laminate wood effect flooring, radiator, window to the side, patio doors to the rear patio and opening to the snug.

**Snug**

Having a built-in bookshelf, panelled walls, laminate wood effect flooring, windows to the side and front.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, gas cooker, gas hob, integrated fridge freezer, plumbing for washing machine, tiled flooring, window and door to the side.

**Conservatory**

Having a pantry cupboard, laminate wood effect flooring, radiator and doors to the patio.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator and tiled flooring.

**First Floor Landing****Bedroom One**

There is an open fire, cupboard, radiator and two windows to the front.

**Ensuite**

Fitted with a shower cubicle, WC, heated towel rail, radiator, tiled flooring and window to the front.

**Bedroom Two**

Having a wash hand basin, laminate flooring, radiator and window to the rear.

**Dresser**

Having laminate flooring, radiator and window to the rear.

**Bedroom Three**

There is a radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, two radiators, vinyl flooring, cupboard and window to the side.

**Outside Front**

To the front of the property there is a gravelled driveway providing parking for two vehicles, EV charging port, outside tap and lawn with hedging.

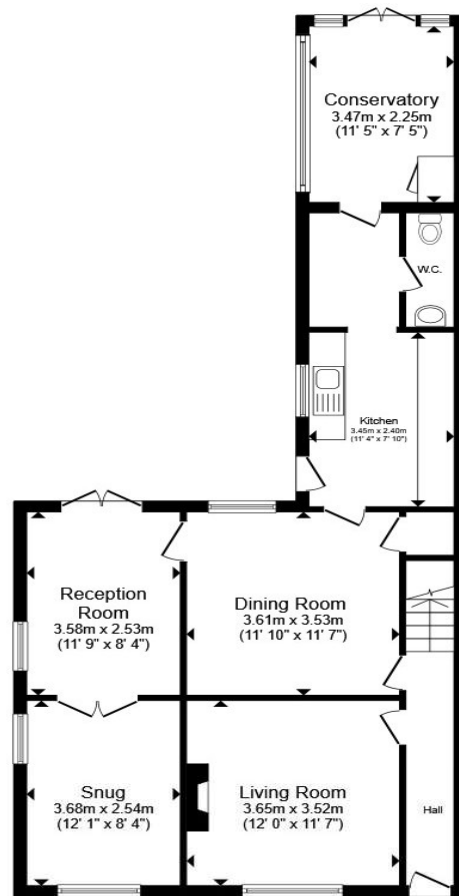
**Rear Garden**

The rear garden has a large lawn area, patio with pergola, seating area to the side, gravelled borders, two sheds and vegetable patch.



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**Ground Floor**



**First Floor**

Total floor area 134.8 m<sup>2</sup> (1,450 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](http://www.propertybox.io)

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## Pinfold Lane, Ruskington Sleaford

- Heavily extended semi-detached house
- Large enclosed rear garden
- Four reception rooms
- Ensuite to master and family bathroom
- Situated in the heart of Ruskington, close to amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113245 - 0003

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