BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Dorrington Close, Ruskington, Sleaford, NG34 9EQ



Asking Price £169,950 Freehold







NO CHAIN on this 3 Bedroom semi detached house located in the popular village of Ruskington comprising of: Hallway, lounge with bay window and fireplace, archway through to a separate dining having patio doors, kitchen with electric oven and hob with space for additional appliances, two double bedrooms and one single, family bathroom with white three piece suite.
Outside offers a single garage and driveway and front and rear gardens, It has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC Rating of: D Council Tax band B.

Hall
The property is entered through a UPVC door with stairs to first floor landing.

Lounge
13'0" x 12'11"



Having bay window to the front elevation with radiator underneath, pendant lighting, wooden fire surround with a marble hearth and back with a inset gas fire.

Dining Room
8'8" x 7'10"



Having UPVC doors opening out onto the patio, single radiator, door leading to large cupboard under the stairs, archway through to living room and door leading to kitchen.

Kitchen
8'8" x 8'10"





Kitchen having, window to rear elevation, strip lighting on the ceiling, a range of wall and base units with laminate worktops, electric single oven with gas hob and extractor hood above, space for a tall fridge freezer, upper glazed PVC door leading to driveway with frosted glass, heating controls on the wall with a Baxi boiler mounted behind a wall unit, space and plumbing for washing machine and an additional Slimline dishwasher the other side, stainless steel single bowl sink with mixer tap and tiled splash-back above worktops.

Landing
7'3" x 6'9"



Having white balustrade, loft hatch, pendant lighting, smoke alarm on the ceiling, and an airing cupboard housing the hot water tank and central heating pumps and valves.

Bedroom 1
12'10" x 9'11"



Window to front elevation with radiator underneath, pendant lighting, two double wardrobes with shelving and hanging in the middle,

Bedroom 2
9'1" x 9'11"



Window to front elevation, pendant, lighting, dado rail with two tone split decoration and single radiator.

Bedroom 3
8'6" x 6'11"



Having window to front elevation with radiator underneath, pendant lighting, box section with the stairs underneath, and cupboards above with shelving.

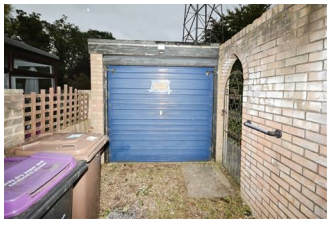
Bathroom
6'0" x 6'9"



Having window to rear elevation with frosted glass, paneled bath with separate hot and cold taps and an electric shower on a riser rail, sink with vanity unit underneath with mixer tap, double radiator, half height tiling with towel rail, close-coupled W.C., mirrored medicine cabinet and extractor fan in the ceiling.

Garage





Detached single garage in need of desperate flat roof repair.

Outside



Front garden laid to lawn with tall front hedge, driveway for several cars and the rear garden being accessed via a side gate being laid to lawn with a patio and pergola over.

Financial Services

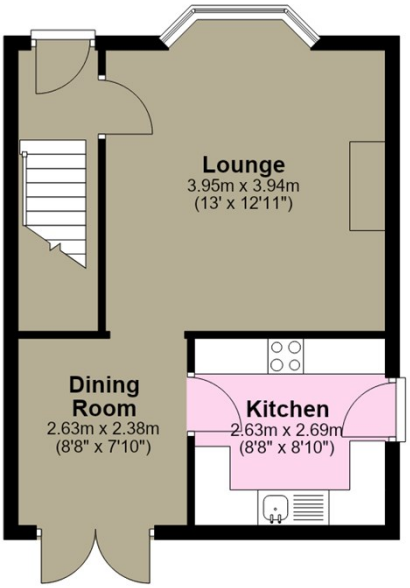
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

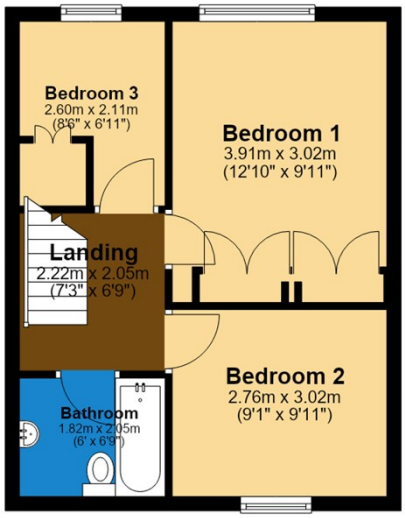
Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)

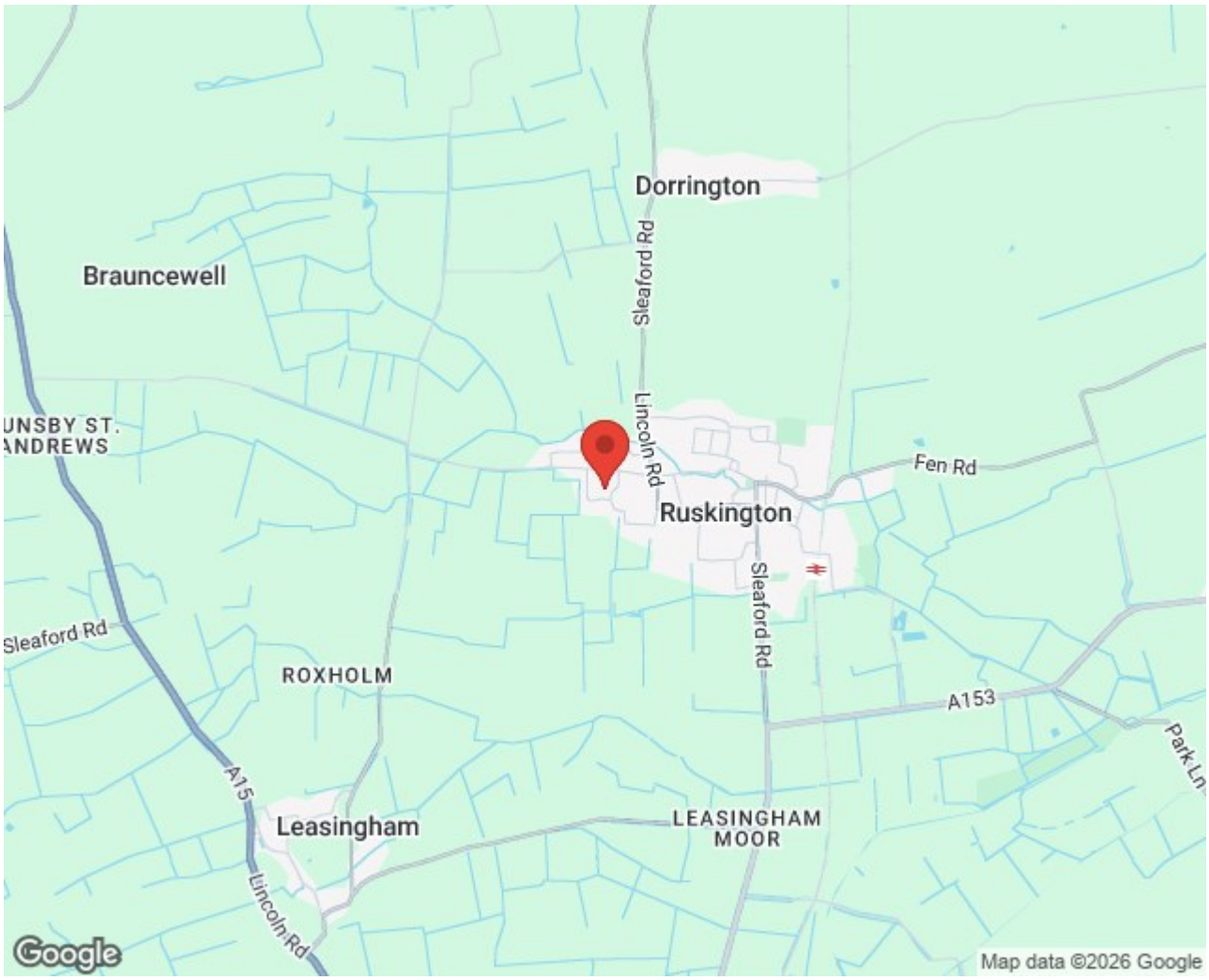


First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	