



West Road, Sleaford
£185,000



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Key Features

- Semi-Detached Bungalow
- Two Bedrooms
- NO ONWARD CHAIN
- Sought After Village Location
- Low Maintenance South West Facing Rear Garden
- Spacious Lounge Diner and Breakfast Kitchen
- EPC rating TBC
- Current Council Tax Band: B





Situated in the sought-after village of Ruskington and offered for sale with no onward chain, is this well-presented two-bedroom semi-detached bungalow. The property benefits from low-maintenance frontage and a south-west facing rear garden, perfect for enjoying the afternoon and evening sun. Internally, the accommodation comprises a spacious lounge diner, a breakfast kitchen, two well-proportioned bedrooms, a conservatory, and a modern shower room. Further advantages include a single garage, which has been partially converted to provide a useful utility/storage area to the rear. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

Lounge Diner 5.68m x 3.35m (18'7" x 11'0")

Having gas fire place set in decorative surround, bay window to front aspect, TV and BT point, radiator.

Kitchen 4.37m x 3.2m (14'4" x 10'6")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, freestanding oven with four ring gas hob and separate extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, storage cupboard, windows to front and side aspects and radiator.

Bedroom One 3.75m x 2.72m (12'4" x 8'11")

With built in wardrobes, patio doors to conservatory and radiator.

Conservatory 2.27m x 3.35m (7'5" x 11'0")

With patio doors to rear garden and radiator.

Bedroom Two 2.18m x 3.21m (7'2" x 10'6")

With window to rear garden and radiator.

Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and extractor fan.

Garage

Being partially converted to offer a storage area to front with access from an up and over garage door (1.62m L x 2.64m W), to rear to now offer a separate room accessed from the rear garden currently used as a utility/storage room, with window to rear (3.45m L x 2.64m W).

Outside

Front and rear being of low maintenance, with a large driveway to front offering parking for at least two vehicles, further laid to gravel with side access to rear.

The rear garden offering a patio area, further laid to artificial turf, large timber shed with a timber fence surround.



Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

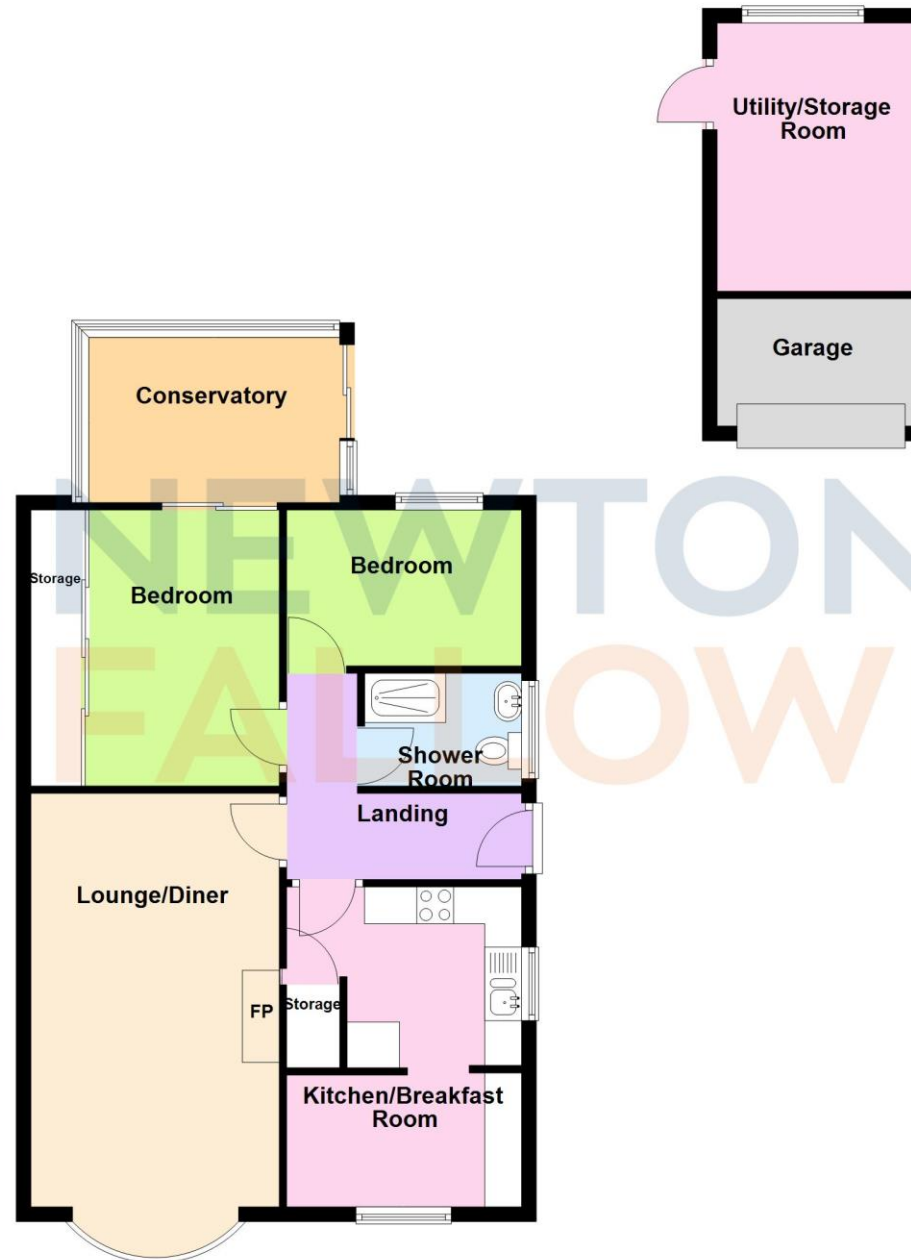
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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.





Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)
50 West Road, Ruskington