

## Hillside Estate, Ruskington, Sleaford, Lincolnshire NG34 9TJ



Price £155,000 Freehold



**\*\*NO CHAIN\*\*** A 3 bedroom semi detached house with a large rear garden and single garage, consisting briefly of: lounge, conservatory, kitchen/diner, two double and one single bedroom, ground floor bathroom, garage with access from kitchen, gas central heating with radiators to all rooms and UPVC double glazing. The property has been well maintained and is nicely presented both internally and externally.

The property is located in the well serviced village of Ruskington offering many amenities, such as railway station, post office, supermarket, doctors surgery, public houses, schools, and several shops, restaurants and takeaways. EPC rating = D.

# BELVOIR!

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

## Accommodation

The property is entered through a fully glazed UPVc door into the kitchen/diner.

## Lounge

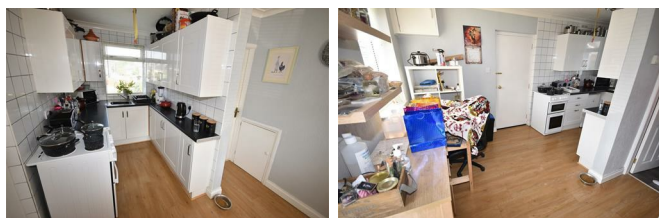
15'5" x 11'4"



Having a bay window to front elevation, fireplace with wooden surround and marble hearth, door to conservatory with glazed adjacent panel.

## Kitchen/Diner

8'11" x 15'2" x 1.77m



An "L" shaped kitchen/diner with windows to front and rear elevation, laminate flooring, doorway and step down to attached garage, having a range a white wall and base units and laminate worktop, stainless steel sink with mixer tap, freestanding electric cooker, space for fridge, white wall tiles to three elevations, small under stairs cupboard.

## Conservatory

10'11" x 8'3"



Entered from either the lounge or the rear garden patio and being full glazed on two elevations and part glazed on the neighboring side with 2 foot high windows above the wall, laminate flooring and vertical blinds.

## Bathroom

5'10" x 5'7"



Having a frosted window to the rear elevation, a white 3 piece suite comprising of bath with electric shower and curtain over shower, pedestal sink with separate hot and cold taps, low level toilet, vinyl floor covering, chrome heated towel rail, floor to ceiling white tiling with extractor fan.

## Landing

Window to rear elevation, radiator and electric double socket.

## Master Bedroom

15'6" x 8'9"



Windows to front and rear elevation, a large walk in cupboard which houses the Worcester Combi Boiler (INSTALLED 2014), a second smaller cupboard with shelving, carpeted flooring and ceiling fan.

## Bedroom Two 7'2" x 11'4"



Window to front elevation and a small recessed cupboard with shelving and laminate flooring.

## Bedroom Three 8'5" x 8'2"



Window to rear elevation with laminate flooring.

## External



The house offers a west facing large rear garden laid mainly to lawn with a concrete path and washing line down the middle, a shed at the bottom, borders left and right side and a patio area close to the garage, security lighting and water harvesting butt. the front garden is laid to lawn with a low level fence and driveway for one car.

## Garage

A prefabricated garage with sloping corrugated roof, with up and over door, window and glazed door at the rear, plumbing for washing machine, electric sockets and lighting.

## Disclaimer 1

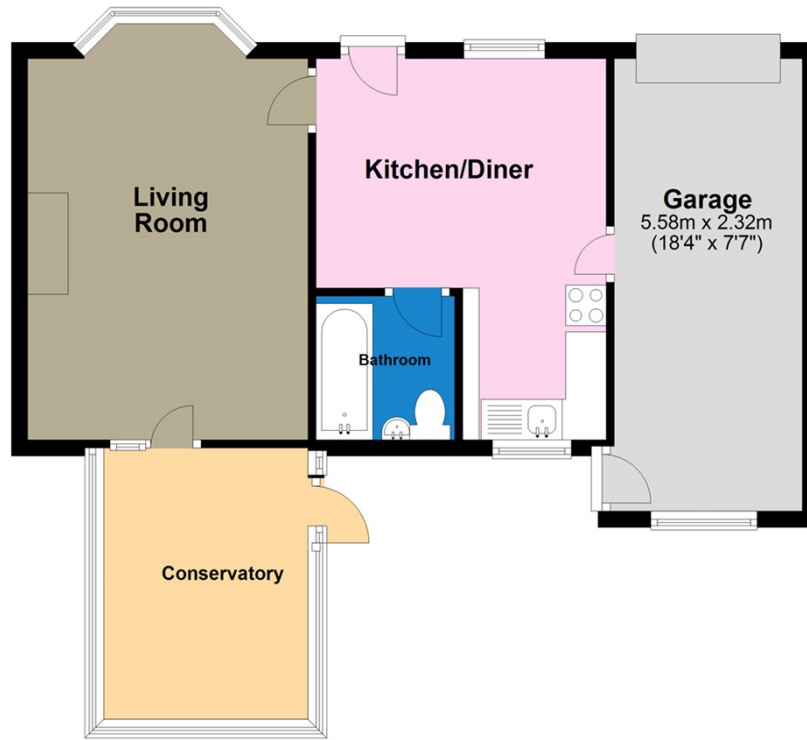
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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## Ground Floor



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 Plan produced using PlanUp.

## First Floor





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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