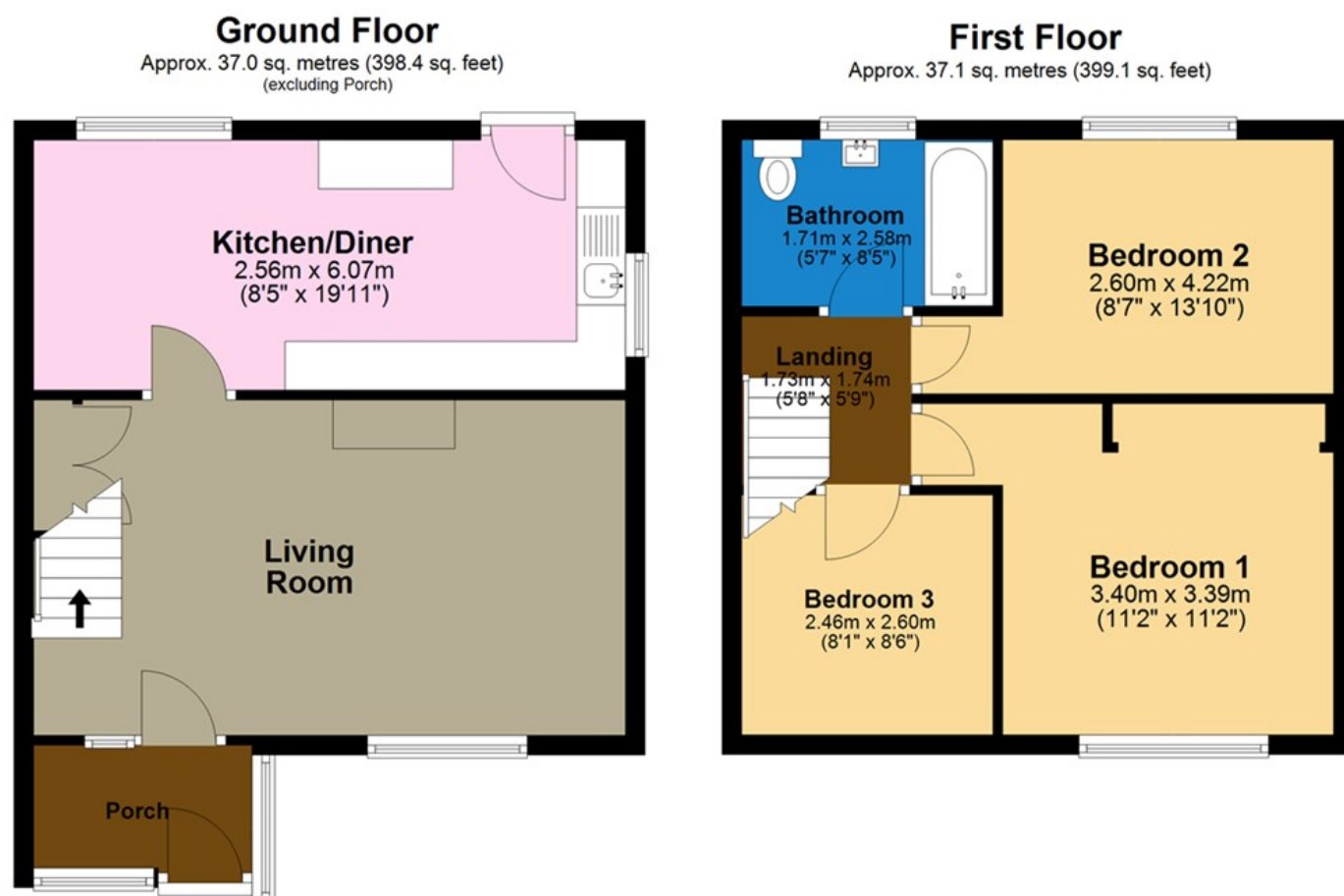
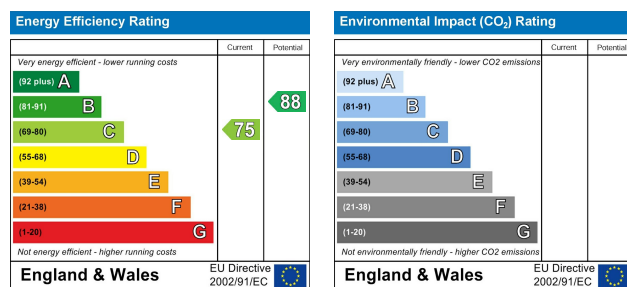


Northfield Road, Ruskington, Sleaford, NG34 9HR



Total area: approx. 74.1 sq. metres (797.5 sq. feet)



Nestled on Northfield Road in the charming village of Ruskington, Sleaford, this delightful three bedroom semi-detached house offers a perfect blend of modern living and traditional comfort. Built in 1966, this modernised property spans an impressive 861 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a modern kitchen/diner designed for both functionality and style. The kitchen is equipped with contemporary fittings, ensuring that cooking and entertaining are a pleasure. The re-modelled bathroom adds a touch of luxury, providing a serene space for relaxation.

The ground floor boasts easy maintenance luxury plank effect tiled flooring, enhancing the home's appeal and practicality. The enclosed rear garden is a true highlight, featuring two patios and decking that create an inviting atmosphere for alfresco dining and outdoor gatherings. This private outdoor space is perfect for enjoying sunny days or hosting friends and family. It has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC of: C

Conveniently located within walking distance to a well-serviced village, residents will find a variety of local businesses and shops just a short stroll away, making daily errands effortless. Additionally, the property offers parking for one vehicle with an EV charge point, ensuring that you have a designated space for your car.

This semi-detached house on Northfield Road is not just a home; it is a lifestyle choice, combining comfort, convenience, and modern amenities in a picturesque setting. Whether you are a first-time buyer or looking to settle down in a friendly community, this property is sure to impress.

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

Asking Price £190,000 Freehold

# BELVOIR!

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#### Porch

The property is entered through a UPVC upper glazed door into the storm porch, which has an additional frosted glass panel on the front and the side elevation, tiled flooring, cladded ceiling and a space for wardrobe and shoe rack, a wooden upper glazed door leading into the living room with an adjacent frosted glass panel to the left of the door allowing in extra light.

#### Living Room

11'3" x 19'11"  
Window to front elevation with radiator underneath, plank effect tiled flooring, a stone fireplace, two pendant lights, smoke alarm, heating controls on the wall, under-stairs cupboard with the consumer unit positioned on the wall.

#### Kitchen/Diner

8'5" x 19'11"  
Windows to rear and side elevation, plank effect tiled flooring, range of modern wall and base units, electric oven, induction hob, extractor hood, wall mounted boiler, composite sink with mixer tap and tiled splash-back and integrated fridge freezer.

#### Bedroom 1

11'2" x 11'1"  
Window to front elevation with radiator underneath, carpeted flooring, pendant lighting and a double wardrobe with open aspect.

#### Bedroom 2

8'6" x 13'10"  
Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting.

#### Bedroom 3

8'1" x 8'6"  
Window to front elevation with radiator underneath, carpeted flooring and pendant lighting.

#### Bathroom

5'7" x 8'6"  
Window to rear elevation with frosted glass, tiled flooring, chrome heated towel rail, half height tiling with full height, tiling around bath enclosure, paneled bath with rainfall and mixer shower assembly, spotlighting, extractor fan, close couple toilet with hidden cistern, sink with mono chrome mixer tap and vanity unit underneath.

#### Landing

5'8" x 5'9"  
Landing with carpet flooring, pendant lighting, smoke alarm and loft hatch access.

#### Outside

The front garden is all low maintenance being laid to grey slate with a concrete drive for one car.

The rear garden is a corner plot with the rear section having two patio areas one with a wooden gazebo over, raised flower beds to two elevations with an area of lawn, on the right side, there is a raised decking, large wooden shed and pathway leading to a lockable side gate.

The external side elevation further benefits from having an outside tap, electric outdoor sockets, and EV charging POD.

#### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

#### 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.

