



**Rectory Road, Ruskington Sleaford NG34 9AD**

**welcome to**

**Rectory Road, Ruskington Sleaford**

Charming semi-detached property full of character, set on the outskirts of the village within walking distance to amenities. Featuring a lounge, kitchen diner, utility, driveway and low maintenance rear garden with shed. This is a beautiful property ideal for investors or first-time buyers. NO CHAIN



**Entrance Porch**

Being entered via a door from the side, window to the front, tiled flooring and further door to the:

**Lounge**

There is a TV point and window to the front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, stainless steel single drainer sink with mixer tap, oven, hob, extractor, radiator, vinyl flooring, windows to the side and rear.

**Utility**

Having plumbing for washing machine, tiled flooring, windows to the side and rear.

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

There are built-in wardrobes, radiator and window to the front.

**Bedroom Two**

Having a radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and window to the side.

**Outside Front**

To the front of the property there is a driveway, which leads to the side and lawn.

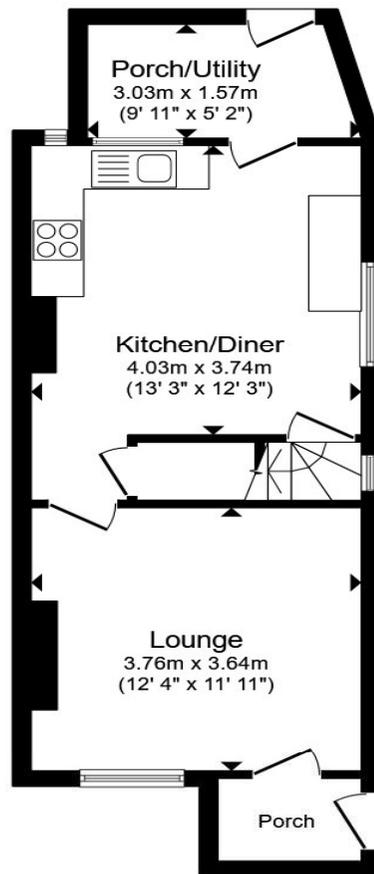
**Rear Garden**

The rear garden is low maintenance with gravel and shed.

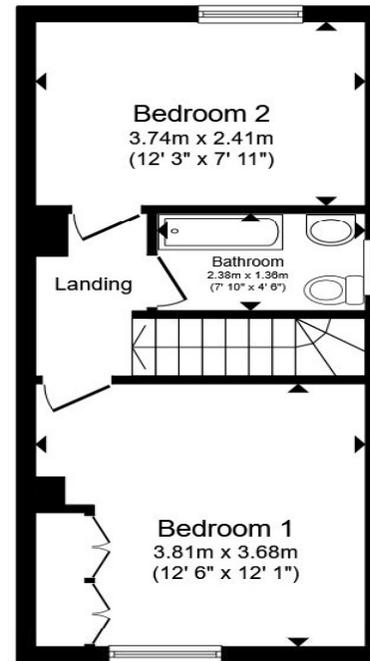


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**Ground Floor**



**First Floor**

Total floor area 71.9 m<sup>2</sup> (773 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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## Rectory Road, Ruskington Sleaford

- Semi-detached house full of character
- Gravelled driveway and enclosed low maintenance garden
- Two double bedrooms
- Ideal for first-time buyers or investors
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113156 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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