



Westgate, Ruskington Sleaford NG34 9ES

welcome to

Westgate, Ruskington Sleaford

Charming character home in the heart of Ruskington, blending original features with stylish modern living. Boasting versatile reception space, a stunning kitchen with island, detached home office, gated driveway and a generous garden, perfect for family life and entertaining.



Entrance Hall

Having a radiator and tiled flooring.

Lounge

Featuring a log burner, radiator and two patio doors to the front.

Dining Room

There is an original fireplace, wood flooring, radiator and windows to the front and side.

Reception Room Three

Having a log burner, radiator and window to the rear.

Kitchen

Fitted with a range of wall and base units, sink, AGA cooker, integrated dishwasher, integrated fridge freezer, island with breakfast bar, tiled flooring, radiator, doors and windows to the front and rear.

Utility / WC

Having a sink, WC, laminate flooring and window to the side.

First Floor Landing / Study

Having a window to the rear.

Bedroom One

There are two radiators, two velux style windows and further window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and vinyl flooring

Bedroom Two

Having a built-in wardrobe, radiator and window to the rear.

Bedroom Three

There is a fireplace, radiator and window to the front.

Bedroom Four

Having a radiator and window to the front.

Bathroom

Fitted with a suite comprising of a freestanding bath, wash hand basin, WC, vinyl flooring and window to the front.

Outside Front

To the front of the property there is gated access to a gravelled driveway, lawn and shed.

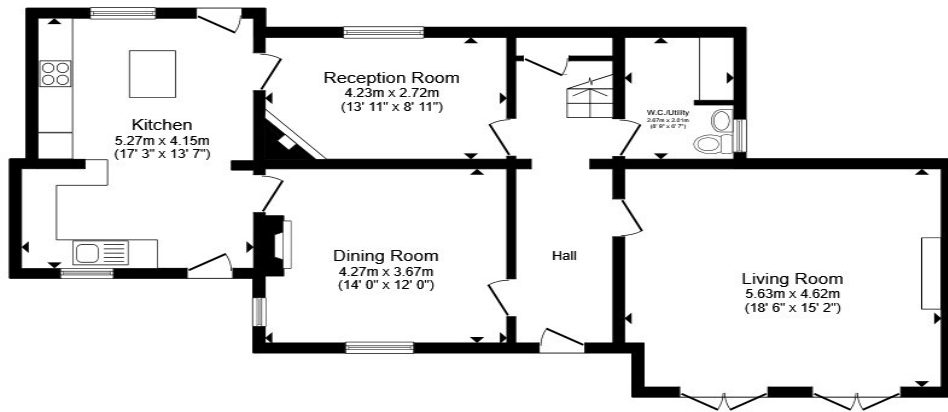
Office

Having vinyl flooring, door to the side, patio doors to the front and electric.

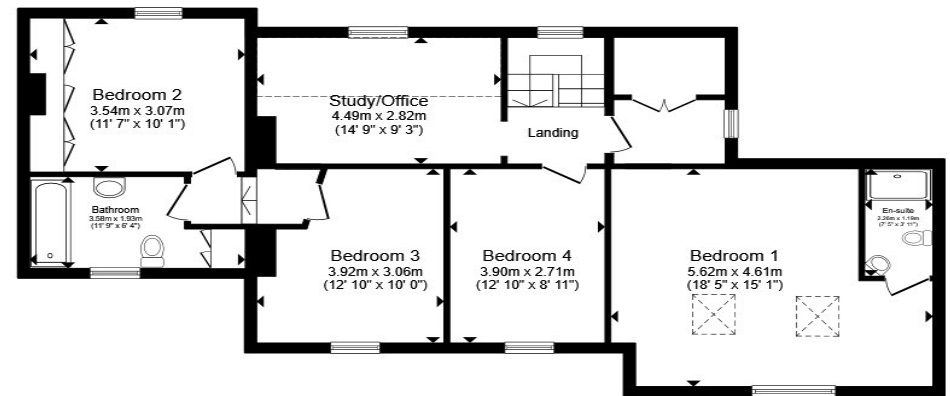


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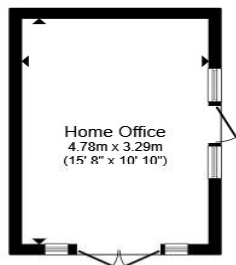




Ground Floor



First Floor



Outbuilding

Total floor area 199.5 m² (2,148 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



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Westgate, Ruskington Sleaford

- Beautiful character property in Ruskington
- Four double bedrooms
- Three reception rooms downstairs
- Good-sized garden with detached home office
- Simply a MUST VIEW!!!!!!

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113221 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



williamhbrown.co.uk