



117 Elmtree Road
Ruskington, Sleaford, Lincolnshire, NG34 9FF

£210,000

2 Bedroom Semi-Detached Bungalow

- Freehold
- No onward chain
- Built by reputable local builders Chance Option Homes
- Convenient for village centre & amenities
- New gas boiler in 2024
- UPVC double glazing
- Deceptively spacious accommodation some 717 sqft
- Detached larger than average garage & block paved drive
- Well maintained & presented
- Relatively low maintenance garden
- EPC Rating - C, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for 117 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9FF



Overview

Offered for sale with no onward chain is this modern semi detached bungalow conveniently located for the village centre and amenities. The property has been well maintained and features gas fired central heating with a new boiler in 2024 and uPVC double glazing. It is deceptively spacious with generously proportioned rooms and extends to some 717sqft, built by reputable builders Chance Option Homes. Ruskington offers an excellent range of amenities set along its attractive High Street with its beck and also has a train station on the Sleaford to Lincoln line.

The accommodation briefly comprises Hallway, Lounge, Dining Kitchen with re fitted oven, Two double Bedrooms and Bathroom with electric shower over the bath.

Outside a block paved driveway provides parking and leads to the detached larger than average garage together with external tap and power point. The front gardens are mainly gravelled for ease of maintenance but with a flower bed for interest. The main gardens are to the rear being enclosed and include lawn and borders.

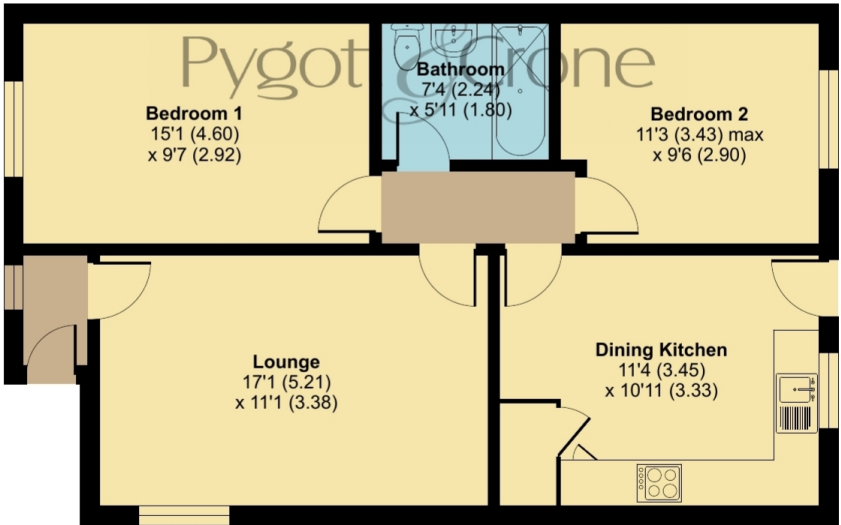
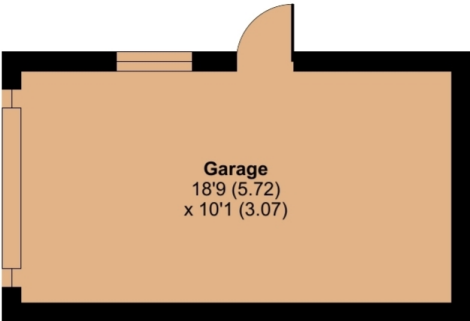




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Approximate Area = 717 sq ft / 66.6 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 908 sq ft / 84.3 sq m
For identification only - Not to scale

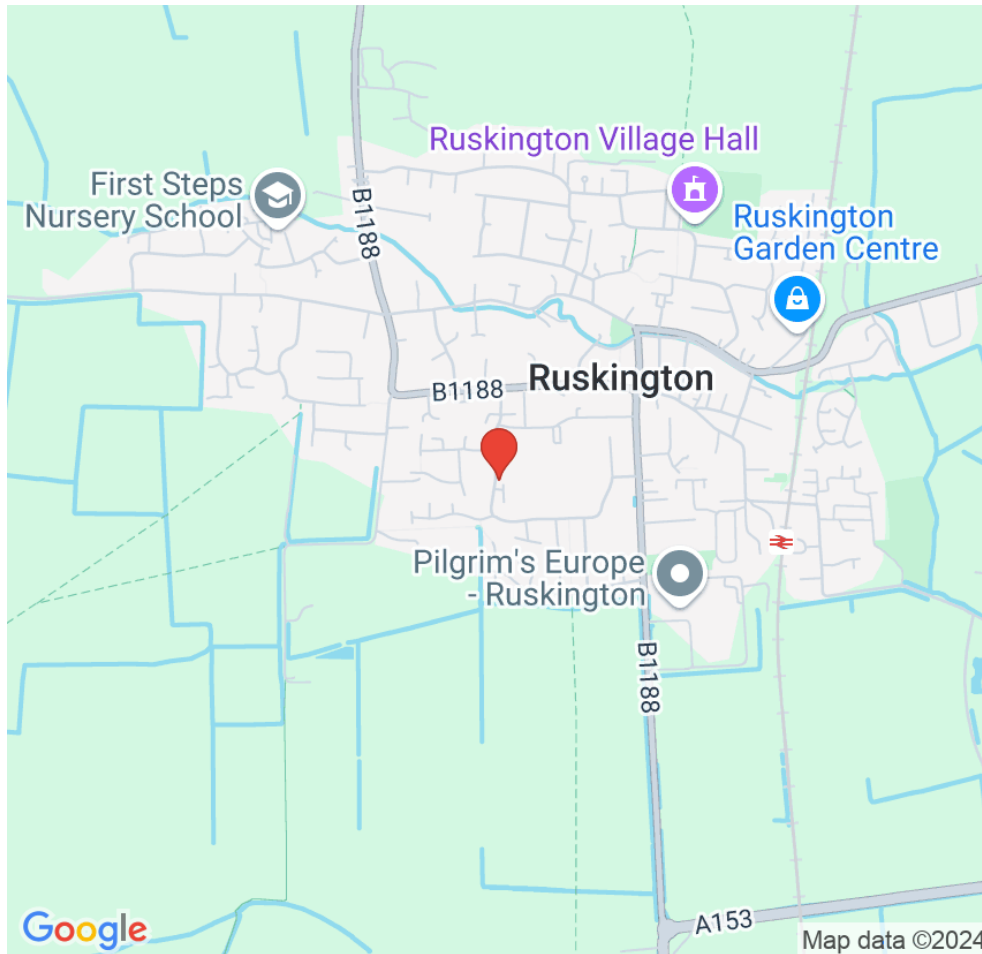


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
Produced for Pygott & Crone. REF: 1208766



Location



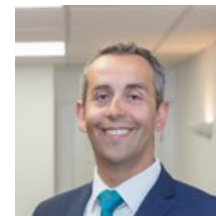
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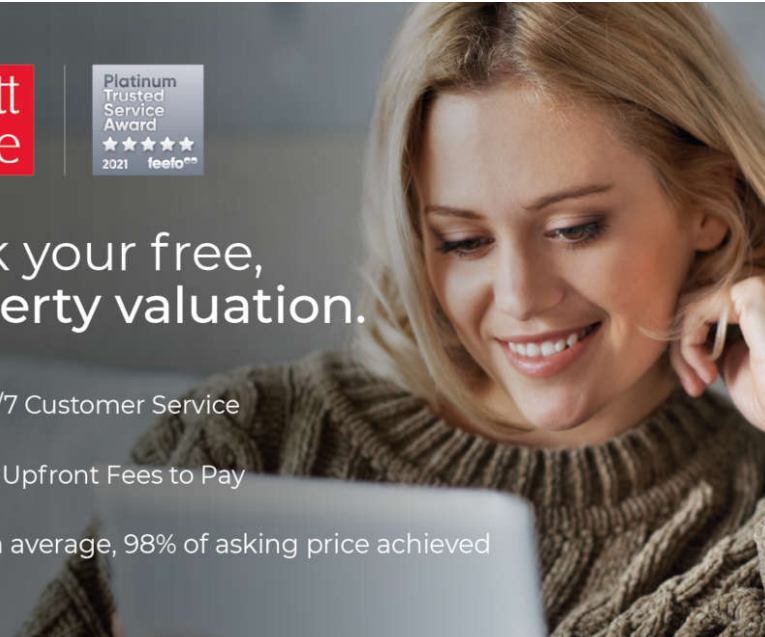







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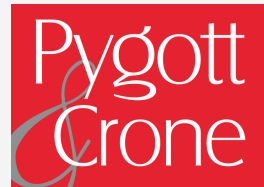
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is on the market with our Sleaford branch

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