



West Road, Ruskington

Newly decorated throughout, semi-detached Bungalow located approximately half a mile walk from the centre of the village of Ruskington, which is served by local shops, 2 pubs and a well-stocked Co-op Supermarket.

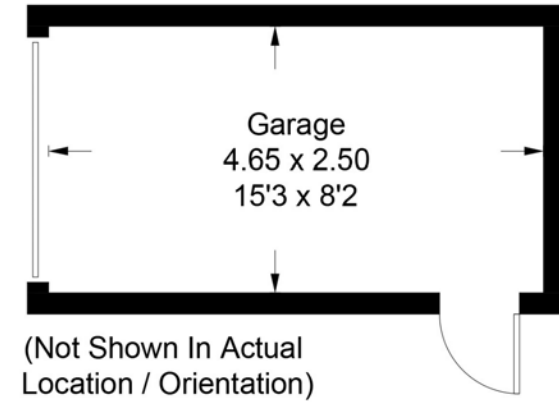
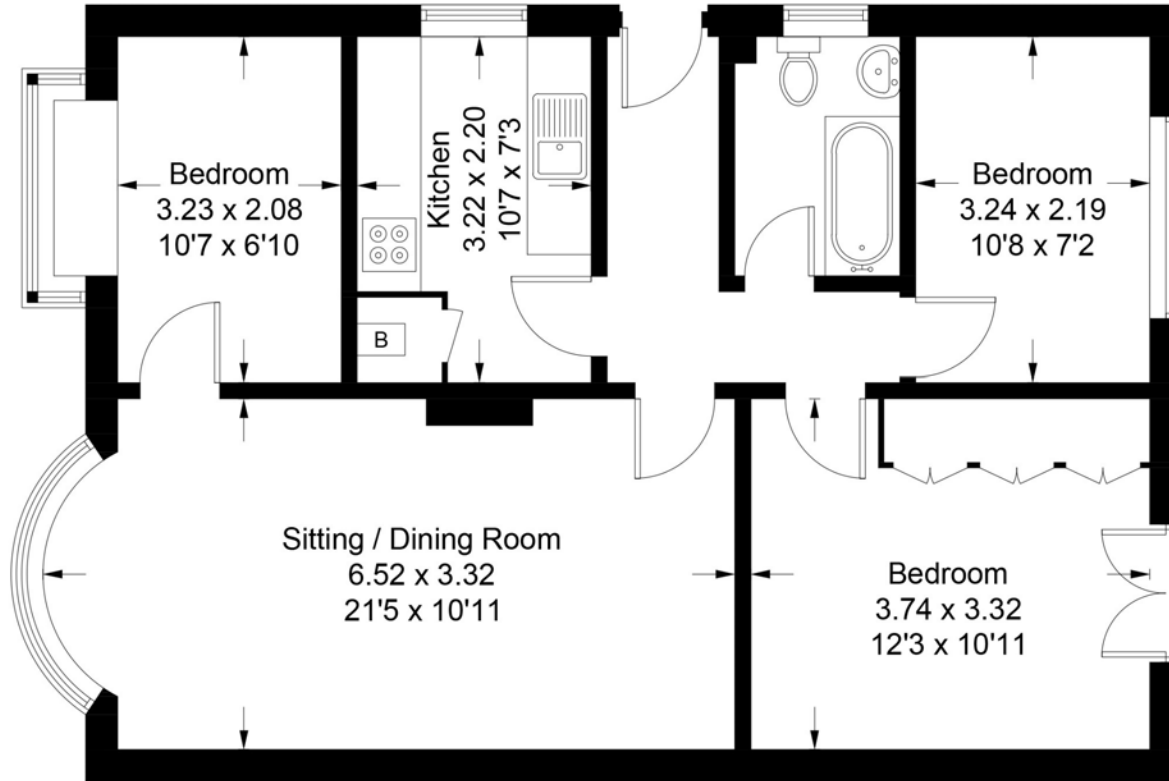


Generous Living Room which is large enough to have a Dining Area. There is a separate Dining Room with serving hatch through to the Kitchen, if only 2 bedrooms are needed(see Floor Plans).



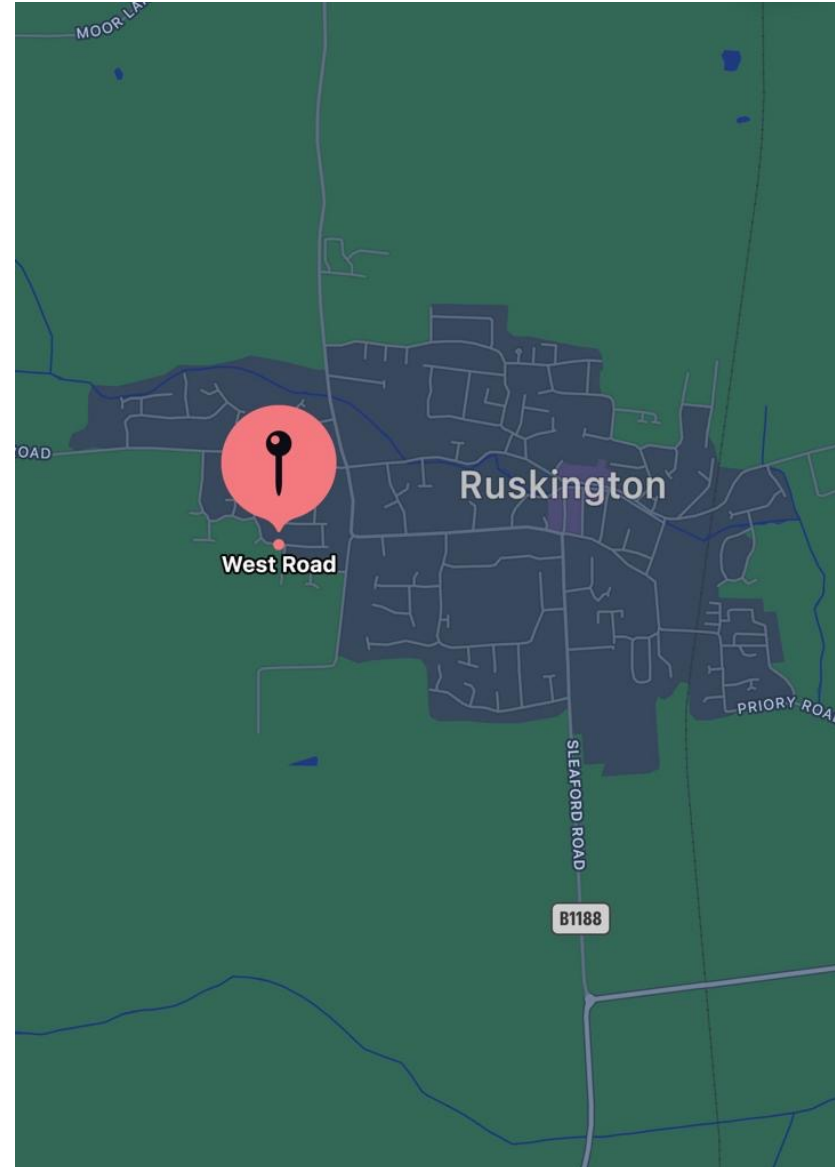
60 West Road

Approximate Gross Internal Area
66.3 sq m / 714 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 77.9 sq m / 839 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Contact
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Living Room: Dining Room/Bedroom 3: 2 further
Bedrooms: Kitchen: Bathroom: Garage &
Driveway Parking: Small Front Garden: Rear
Garden: Gas Central Heating.

Newly painted throughout and new Carpeting
and Vinyl Flooring in Kitchen and Bathroom.
Newly fitted Bathroom Suite with Bath and
Shower over.

Approximate Distances

Sleaford 4 Miles: Lincoln 18 Miles: Grantham 18
Miles with connection to the A1; London 142
Miles

Ruskington Train Station is in the centre of the
village with National Train links

Unfurnished. No Smoking. No Pets.
EPC Band D
Council Tax Band B

Available Now

Price: £875 per Month/ £201.92 per
Week/£10,500 per Annum

Tenant pays for all Utilities, Council Tax,
Telephone/Internet and is responsible for
Personal Contents Insurance

An Assured Shorthold Tenancy Agreement.

Holding Deposit: One Week of Rent

Deposit equivalent to 5 Weeks of Rent held by
DPS(Deposit Protection Service) throughout the
whole tenancy term.

**The Owner of this property is a Director at
Wellbelove Quested**