



West Road, Ruskington, Sleaford

£775 PCM


MARTIN&CO

West Road, Ruskington, Sleaford

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£775 PCM

Date Available: 31st May 2024

Deposit: £894

Unfurnished

- Semi-Detached Home
- Popular Village Location
- Recently Renovated
- Open Plan Living
- Front and Rear Gardens
- Driveway Parking
- Council Tax Band - A
- EPC Rating - C

Two bedroom semi-detached home within the popular village of Ruskington. Having recently undergone a scheme of renovation, this property comprises internally of an entrance porch, open plan lounge kitchen diner, two bedrooms and a bathroom. Spacious gardens to the front and rear plus driveway parking.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months minimum initial tenancy, long term tenancy available
 Council tax band - A - North Kesteven District Council
 Mobile (based on calls indoors) - EE + O2
 Broadband (estimated speeds) Standard 15 mbps / Superfast 56 mbps / Ultrafast 1000 mbps
 Satellite & Cable TV Availability - BT + Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
53.61 m²
577.02 ft²

Reduced headroom
1.27 m²
13.67 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.