



44 NORTHFIELD ROAD, RUSKINGTON, LINCOLNSHIRE, NG34 9HR
£135,000 FREEHOLD

Situated in the popular village of Rustington this spacious semi-detached house has a large back garden and offer road parking. Internally the property would benefit from some minor TLC and briefly comprises of Entrance Hall, Lounge/diner, Kitchen, Single Skin Brick Lean-to, Three Bedrooms and Bathroom. The property also benefits from some uPVC double glazing and central heating. No Onward Chain. Call Now for More Info.

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ACCOMMODATION

The Accommodation

Entrance Hall

Lounge/diner - 22'6" x 11'9" (6.86m x 3.58m)

Kitchen - 13'1" x 7'7" (4m x 2.3m)

Single Skin Brick Lean-to - 16'8" x 6'3" (5.08m x 1.9m)

Landing

Bedroom One - 11'9" x 12'5" (3.58m x 3.78m)

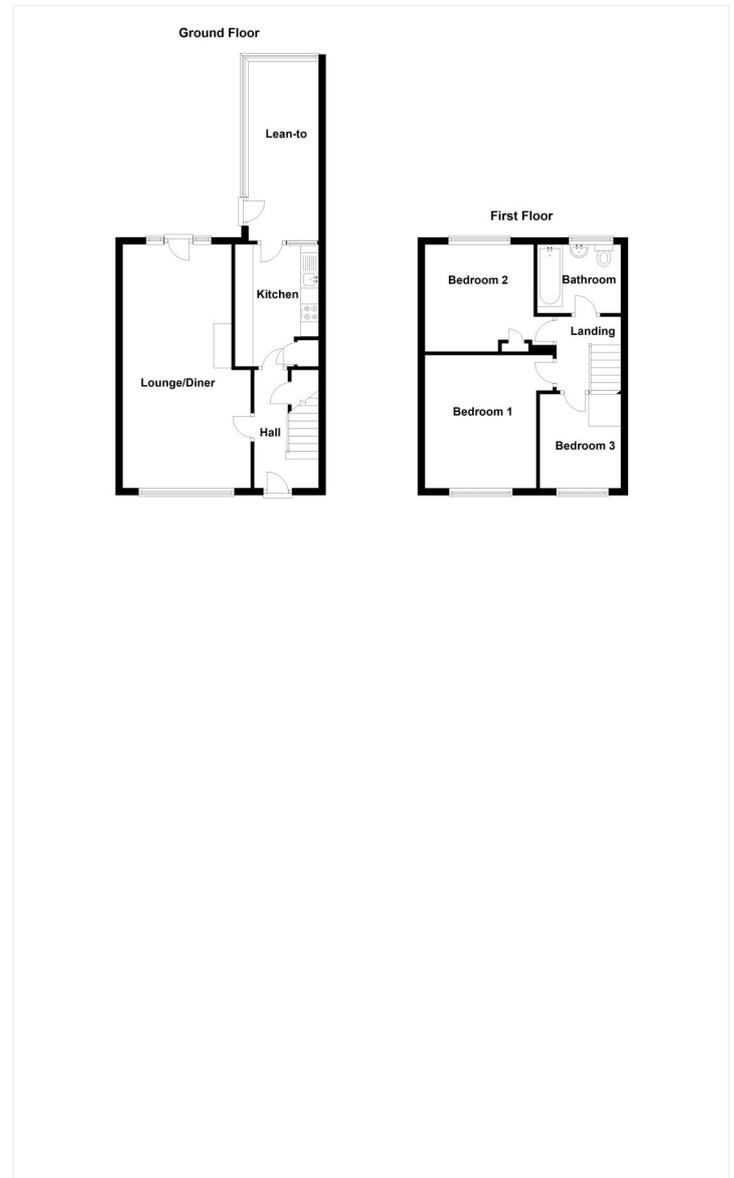
Bedroom Two - 10' x 10' (3.05m x 3.05m)

Bedroom Three - 8'8" x 7'7" (2.64m x 2.3m)

Bathroom - 7'6" x 5'6" (2.29m x 1.68m)

Agents Note - Would be purchasers need to be aware that the property has been Sitex boarded, all services have been dis-connected and the property has been drained down.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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