

Westcliffe Road, Ruskington, Sleaford

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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31 Westcliffe Road, Ruskington, Sleaford, Lincolnshire, NG34 9AX

£250,000 Freehold

Offered for sale with no onward chain, this substantial four-bedroom semi-detached home occupies a generous plot within the popular village of Ruskington. The property requires modernisation but offers excellent space and potential for buyers looking to create a long-term family home.

Generously Sized Three Bedroom Semi-Detached Home | Huge South Facing Rear Garden | Excellent Scope For Modernisation | No Onward Chain | Popular Village of Ruskington | Plenty of Off Road Parking



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DESCRIPTION

The ground floor includes a spacious bay-fronted dining room, separate lounge with fireplace and doors opening into the conservatory, together with a good-sized kitchen and utility room. A generous ground-floor bedroom and adjoining shower room provide useful flexibility for guests, multigenerational living or those requiring accessible accommodation.

Upstairs are three well-proportioned bedrooms, including two particularly generous doubles, along with the family bathroom. While the interior would benefit from general updating, the size and versatile layout provide an excellent foundation for refurbishment.

Outside, the property is approached by a driveway providing ample off-road parking and leading to a covered carport. A particular highlight is the huge south-facing rear garden, which is mainly laid to lawn with mature trees, established hedging, shrubs and a garden shed. The exceptional plot offers plenty of space for families, keen gardeners or possible future development of the property, subject to the necessary permissions.

ACCOMMODATION

Porch

Hallway

Dining Room - 14'9" x 11'10" (4.5m x 3.6m)

Lounge - 15'1" x 12' (4.6m x 3.66m)

Conservatory - 8'2" x 6'7" (2.5m x 2m)

Kitchen - 11'8" x 10'8" (3.56m x 3.25m)

Utility Room - 9'4" x 6'9" (2.84m x 2.06m)

Shower Room

Bedroom - 19'3" x 9'3" (5.87m x 2.82m)

First Floor Landing

Bedroom One - 14'5" x 12' (4.4m x 3.66m)

Bedroom Two - 10'9" x 12' (3.28m x 3.66m)

Bedroom Three - 7'10" x 9'9" (2.4m x 2.97m)

Bathroom



Agents Note - The photos have been enhanced by AI

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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