

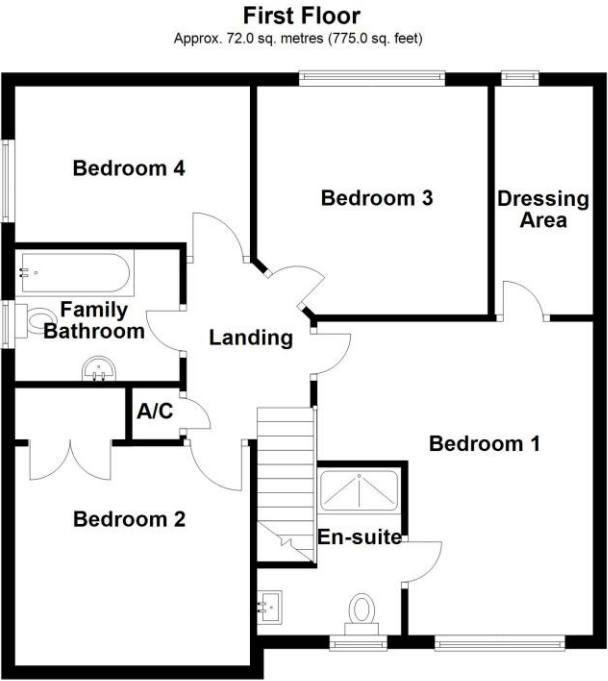
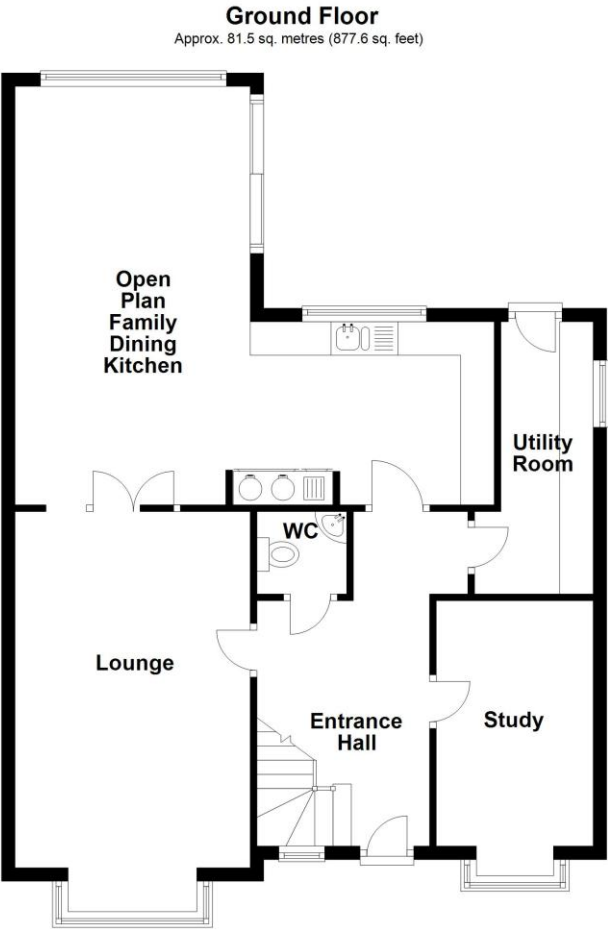
Leasingham Lane, Ruskington, Sleaford

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 153.5 sq. metres (1652.7 sq. feet)



37 Leasingham Lane, Ruskington, Sleaford, Lincolnshire, NG34

£390,000 Freehold

An immaculately presented and spacious four-bedroom detached family home, ideally situated on the desirable Leasingham Lane in the sought-after village of Ruskington. Boasting over 1,650 sq ft of well-appointed accommodation, this attractive property offers modern, versatile living in a peaceful semi-rural setting, with open field views to the front and a beautifully maintained, low-maintenance garden to the rear.

stunning home has to offer.



See things differently.



See things differently.

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Spacious Four-Bedroom Detached Family Home | Sought-After Village Location With Field Views | Large Open-Plan Kitchen, Dining And Family Area | Master Bedroom With En-Suite And Dressing Area | Separate Study | Landscaped, Low-Maintenance Rear Garden With Pergola | Ample Driveway Parking And Detached Garage | Solar Panels And Modern Gas Central Heating System

ACCOMMODATION

Entrance Hall

Lounge - 17'5" x 11'6" (5.3m x 3.5m)

Study - 12' x 7'8" (3.66m x 2.34m)

Open plan Kitchen/Dining/Living Room - 20'6" x 11'6" (6.25m x 3.5m)

Utility Room

WC

Bedroom 1 - 15'4" x 0'9" (4.67m x 0.23m)

Dressing area

Ensuite Bathroom

Bedroom 2 - 13'7" x 11'6" (4.14m x 3.5m)

Bedroom 3 - 11'2" x 11'3" (3.4m x 3.43m)

Bedroom 4 - 11'6" x 6'7" (3.5m x 2m)

Family Bathroom

LOCAL AUTHORITY

TENURE

Freehold



To the ground floor, a welcoming entrance hall leads to a generously sized lounge with feature fireplace, offering a bright and airy living space with a dual aspect. The heart of the home is the superb open-plan family dining kitchen, which features a range of contemporary units, integrated appliances, a large range cooker, and ample space for entertaining. French doors provide access to the rear garden, ideal for bringin the outside, in, during those summer months. Additional ground floor benefits include a separate study – perfect for home working – a utility room, and a downstairs WC.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious Master bedroom with en-suite shower room and a walk-through dressing area. A modern family bathroom serves the remaining bedrooms.

Externally, the property is positioned on a generous plot with a large driveway offering off-street parking for multiple vehicles and access to a detached single garage. The enclosed rear garden is attractively landscaped with a mix of patio and gravel areas, raised planters, and a charming pergola seating area.

Further features include gas central heating, uPVC double glazing throughout, solar panels, and tasteful, neutral décor ready to move into.

Located in a quiet yet accessible position, Ruskington offers excellent local amenities, highly regarded schools, a train station, and easy access to Sleaford, Lincoln and surrounding areas.

A viewing is highly recommended to appreciate the quality and space this