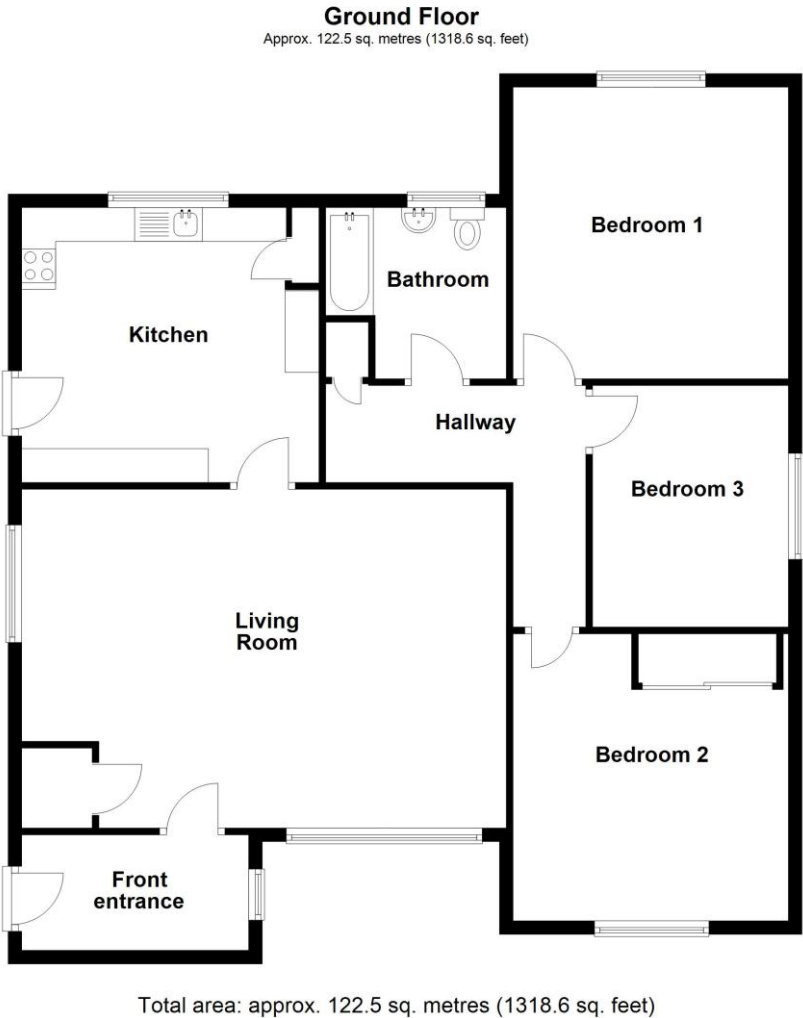


Ash Tree Close, Ruskington, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



7 Ash Tree Close, Ruskington, Lincolnshire, NG34 9BW

£275,000 Freehold

Tucked away in a quiet cul-de-sac in Ruskington, this detached bungalow is full of charm and offers spacious, well-maintained accommodation throughout. From the moment you arrive, it's clear the property has been looked after with care, both inside and out. The layout flows beautifully, with a bright and airy feel in every room.

Detached Bungalow in quiet cul-de-sac | Immaculately presented throughout | Three spacious, well-proportioned bedrooms | Stylish Kitchen | Fully tiled bathroom with shower | Private rear garden with seating areas | Popular Village Location | Close to Amenities



DESCRIPTION

There are three bedrooms, all a great size. The main bedroom feels particularly generous, finished with a soft grey carpet, a modern upholstered bed, and a large window that lets in plenty of natural light. The second bedroom is a double bedroom which features mirrored wardrobes and works well as a guest room or a smart home office. The third bedroom is also a double, currently set up with a single bed and makes an ideal child's bedroom or second workspace.

The living room is a real highlight—spacious enough for two large leather sofas with room to spare. It's bright and welcoming, thanks to a big window onto the garden. Neutral tones, soft carpet, and modern lighting create a warm and inviting space, perfect for everyday living or hosting friends and family.

The kitchen is smartly designed, with a mix of navy and white units, sleek white worktops, and monochrome tiled flooring. It comes fully equipped with integrated appliances, plenty of storage, and has a door straight out to the garden—ideal for those summer evenings.

The bathroom is fully tiled and features a fresh white suite with a shower over the bath, vanity unit, and stylish patterned flooring. A large window brings in natural light while maintaining privacy.



Outside, the home continues to impress. The front garden is neat and colourful, with a lawn, pathway, and well-kept planting. The rear garden is private and enclosed, with a mix of lawn and patio areas, plus a raised flower bed—perfect for relaxing or entertaining outdoors. The property also benefits from a driveway leading to a single garage.

All in all, this is a home that offers the best of both worlds: generous living space and single-storey convenience, all in a peaceful setting. Whether you're downsizing, starting out, or simply looking for easy living in a well-kept home, this bungalow is well worth a look.

ACCOMMODATION

Front entrance

Living Room - 23'5" x 16'5" (7.14m x 5m)

Kitchen - 14'4" x 13'4" (4.37m x 4.06m)

Bedroom 1 - 14'2" x 13'4" (4.32m x 4.06m)

Bedroom 2 - 13'11" x 13'4" (4.24m x 4.06m)

Bedroom 3 - 11'9" x 9'3" (3.58m x 2.82m)

Bathroom - 10'3" x 8'3" (3.12m x 2.51m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B