

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

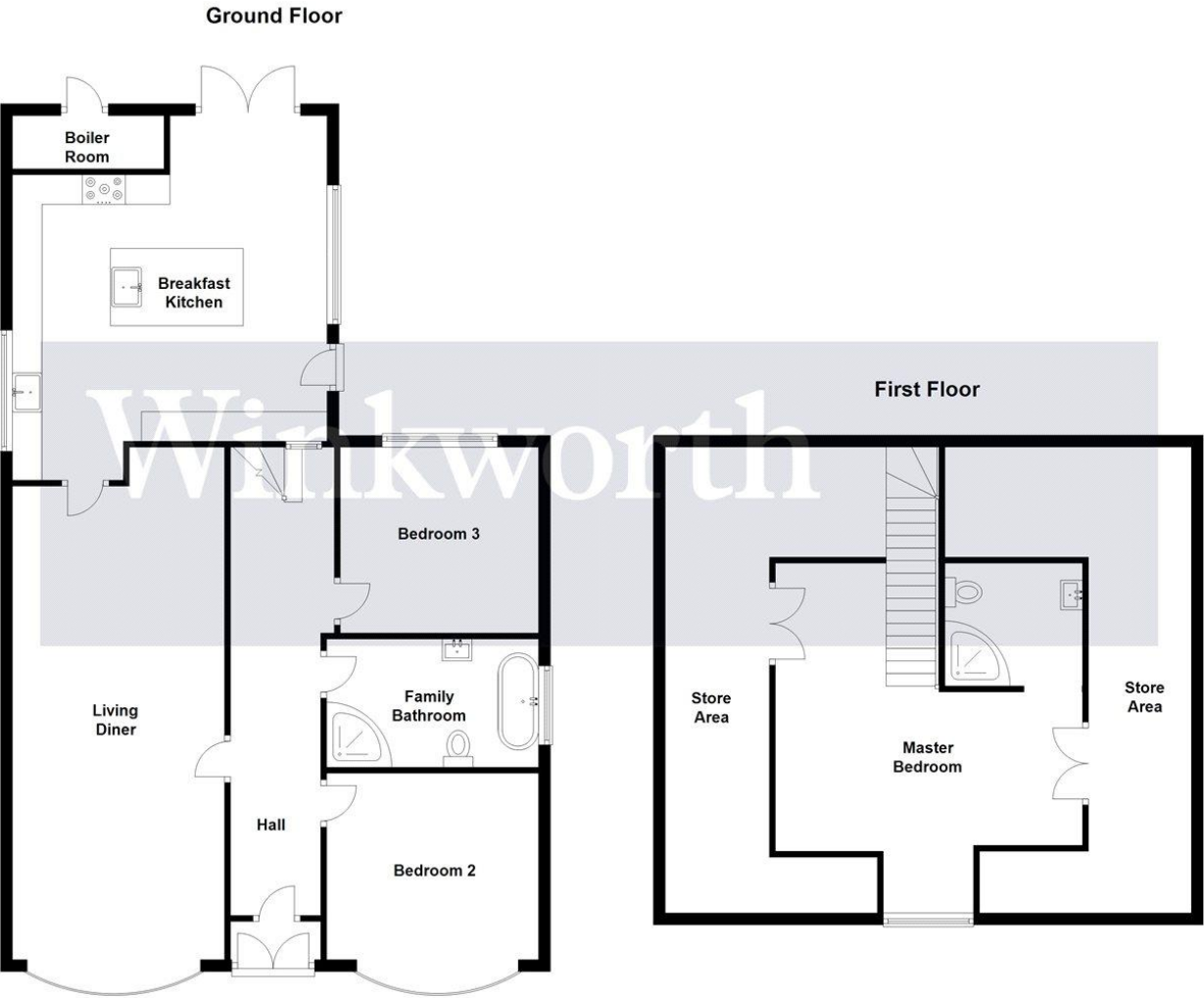


77 Sleaford Road, Ruskington, Lincolnshire, NG34 9BL

£425,000 Freehold

Set within the popular village of Ruskington, this detached bungalow has been thoughtfully updated and now offers a lovely mix of modern style and practical living space. The property has been finished to a high standard throughout and provides versatile accommodation that will appeal to families or couples.

Spacious Open Plan Living | Modern High Quality Finish | Three Generous Double Bedrooms | Luxurious Four Piece Bathroom | Private Ensuite To Master | Large Driveway And Garage | Mature Enclosed Rear Garden | Versatile Layout | Sought After Village Location





DESCRIPTION

The heart of the home is the spacious lounge and dining area, which opens through to a smart, modern kitchen. Complete with a central island, this layout works really well for everyday life and makes entertaining friends and family. Fresh décor, quality fittings, and oak doors run throughout, giving the whole property a welcoming and move-in ready feel.

There are three good-sized double bedrooms in total. Two are positioned on the ground floor along with a stylish four-piece family bathroom, while the first floor provides a private bedroom with its own ensuite shower room and useful eaves storage.

Outside, the bungalow is set back behind a generous driveway with parking for several vehicles, along with a detached garage and workshop. The rear garden is private, enclosed and established, offering both lawn and patio areas that make the most of the outdoor space.

Ruskington itself is a well-served village around four miles north of Sleaford, with a good range of local shops, schools, healthcare facilities and regular transport links. It's a location that combines convenience with a real sense of community, making this a home that's ready to move straight into and enjoy.



ACCOMMODATION

Entrance Hall

Lounge Diner - 29'4" x 11'11" (8.94m x 3.63m)

Kitchen/Breakfast Room - 17'5" x 16'8" (5.3m x 5.08m)

Bedroom Two - 13'6" x 11'11" (4.11m x 3.63m)

Bedroom Three - 11'4" x 10'9" (3.45m x 3.28m)

Family Bathroom - 11'11" x 7'2" (3.63m x 2.18m)

Bedroom One - 17'10" x 15'4" (5.44m x 4.67m)

En Suite Shower Room - 6'7" x 5'6" (2m x 1.68m)

Detached Garage - 19'5" x 10'6" (5.92m x 3.2m)

Adjoining Office - 19'7" x 10'3" (5.97m x 3.12m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

