

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Broadeaves

Approximate Gross Internal Area
 Ground Floor = 114.1 sq m / 1228 sq ft
 First Floor = 72.9 sq m / 785 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Total = 212.5 sq m / 2287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Broadeaves, 32 Station Road, Ruskington, Lincolnshire, NG34 9DA

£650,000 Freehold

Set well back from the road behind a generous gravel driveway, this attractive detached family home occupies a mature and private plot extending to just under 0.5 acres (subject to survey/verification), complete with a double garage and beautifully maintained gardens. A welcoming entrance hall leads through to a spacious dining room, with doors opening out onto the patio area, and access into the dual-aspect sitting room featuring a contemporary inset stove, creating a warm focal point of the room. The kitchen/breakfast room is a standout feature, recently refitted to a high standard with bespoke shaker-style cabinetry, quartz work surfaces, integrated appliances and a substantial central island with induction hob. There is ample storage & excellent workspace making this a superb family hub. This flows well through to the delightful garden room, which enjoys panoramic views across the lawned garden, with French doors opening onto the patio and timber pergola, an ideal setting for summer dining. A utility room and pantry provide additional practicality.

Detached Family Home | Just Under 0.5 Acre Plot (STS) | Private And Mature Setting | Village Centre Location | Sought After Village of Ruskington | Extensive Driveway | Double Garage | Dual-Aspect Sitting Room | Beautifully Refitted Kitchen/Breakfast Room | Quartz Work Surfaces | Large Central Island | Garden Room With French Doors | Substantial Paved Patio Area | Expansive Lawned Garden | Raised Beds And Greenhouse | Highly Private Rear Garden



To the first floor are three well-proportioned bedrooms. The master bedroom benefits from a stylish Jack and Jill en-suite shower room, while Bedroom Two enjoys its own private en-suite. This configuration offers excellent flexibility for families and guests alike.

Outside, the rear garden is undoubtedly one of the property's most impressive features. Extending to a generous size and enjoying a high degree of privacy, it offers a wonderful sense of space rarely found in a village centre location.

Immediately adjoining the house is a substantial paved terrace with timber pergola, creating an ideal area for outdoor dining and entertaining. This flows seamlessly from the garden room and kitchen, making it perfect for summer gatherings and relaxed family evenings.

The garden opens into a wide expanse lawn, framed by mature trees, established hedging and well-stocked borders. To one side, there is an area with raised beds and a greenhouse, which will particularly appeal to keen gardeners or those wishing to grow their own produce.

The property also benefits from a double garage and extensive driveway parking.

A substantial and beautifully maintained family home offering space, privacy and versatile accommodation in the highly sought after village of Ruskington. A viewing is essential to appreciate the size and position of this home.



ACCOMMODATION

Entrance Hall

Entrance Porch

Downstairs Cloakroom

Sitting Room - 22'6" x 11'5" (6.86m x 3.48m)

Dining Room - 19'5" x 10'8" (5.92m x 3.25m)

Kitchen/Breakfast Room - 17'2" x 10'11" (5.23m x 3.33m)

Garden Room - 18'3" x 12'9" (5.56m x 3.89m)

Bedroom One - 15'7" x 12'3" (4.75m x 3.73m)

Jack & Jill En-Suite Shower Room

Bedroom Two - 17'4" x 11'4" (5.28m x 3.45m)

En-Suite Shower Room

Bedroom Three - 10'9" x 10'8" (3.28m x 3.25m)

Double Garage - 17'7" x 15'2" (5.36m x 4.62m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F

