

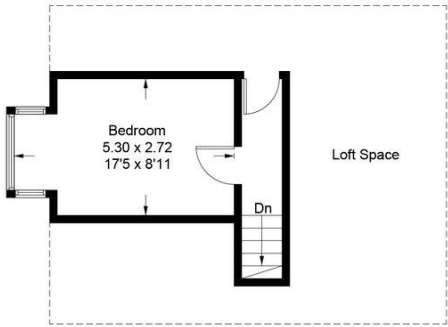
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

62 Sleaford Road

Approximate Gross Internal Area = 163.1 sq m / 1756 sq ft



Ground Floor



First Floor

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.



62 Sleaford Road, Ruskington, Lincolnshire, NG34 9BS

£450,000 Freehold

Set back from the road behind a gated entrance and well-kept front garden, this attractive detached home offers generous and flexible living space extending to over 1,750 sq. ft. The property combines period character with modern improvements, making it an ideal choice for families wanting a spacious home in a popular location.

Spacious Detached Home | Four Well-Proportioned Double Bedrooms | Bright Conservatory Overlooking Garden | Generous Bay Fronted Bungalow | Modern Family Bathroom | Additional Stylish Shower Room | Spacious Kitchen/Diner | Separate Large Utility Room | Mature Landscaped Rear Garden | Greenhouse And Garden Sheds | Gated Driveway | Ample Parking | Popular Location | Close to Amenities





The accommodation is arranged over two floors, with a welcoming entrance hall leading to three good-sized ground floor bedrooms, each with plenty of natural light. The main sitting room enjoys a large bay window and features an impressive fireplace, creating a cosy focal point. A further family room opens into a bright conservatory that overlooks the rear garden, providing an excellent space for relaxing.

At the heart of the home lies a spacious dining kitchen, fitted with a range of units and offering room for a family dining table. There is a wooden staircase that leads from here to the first floor, where there is an additional bedroom, ideal for guests or as a home office. There is ample space to be able to convert more of the loft into either another Bedroom, or large master suite and Bathroom, subject to the necessary permissions.

The property also benefits from two modern bathrooms, including a stylish family bathroom with a freestanding tub, and a separate shower room.

Outside, the gardens are a real highlight. The rear garden has been thoughtfully landscaped, with a lawn, patio areas, and mature borders providing colour and privacy. There is also a dedicated area for growing vegetables, complete with raised beds, greenhouse, and shed. For those who enjoy the outdoors, the garden offers plenty of scope for relaxation or hobby gardening.



The driveway provides ample off-road parking, while the property also benefits from a fantastic size Garage with light and power. With its blend of character features, flexible layout, and attractive gardens, this home is well suited to a wide range of buyers.

**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 17'5" × 11'11" (5.3m × 3.63m)

**Dining Room** - 11'3" × 11'3" (3.43m × 3.43m)

**Kitchen/Diner** - 15'3" × 13'4" (4.65m × 4.06m)

**Conservatory** - 11'7" × 7'10" (3.53m × 2.4m)

**Utility** - 17'9" × 7'9" (5.4m × 2.36m)

**Bedroom One** - 14'5" × 12'8" (4.4m × 3.86m)

**Bedroom Two** - 12'8" × 11'8" (3.86m × 3.56m)

**Bedroom Three** - 14'11" × 10'2" (4.55m × 3.1m)

**Family Bathroom**

**Bedroom Four** - 17'5" × 8'11" (5.3m × 2.72m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

