
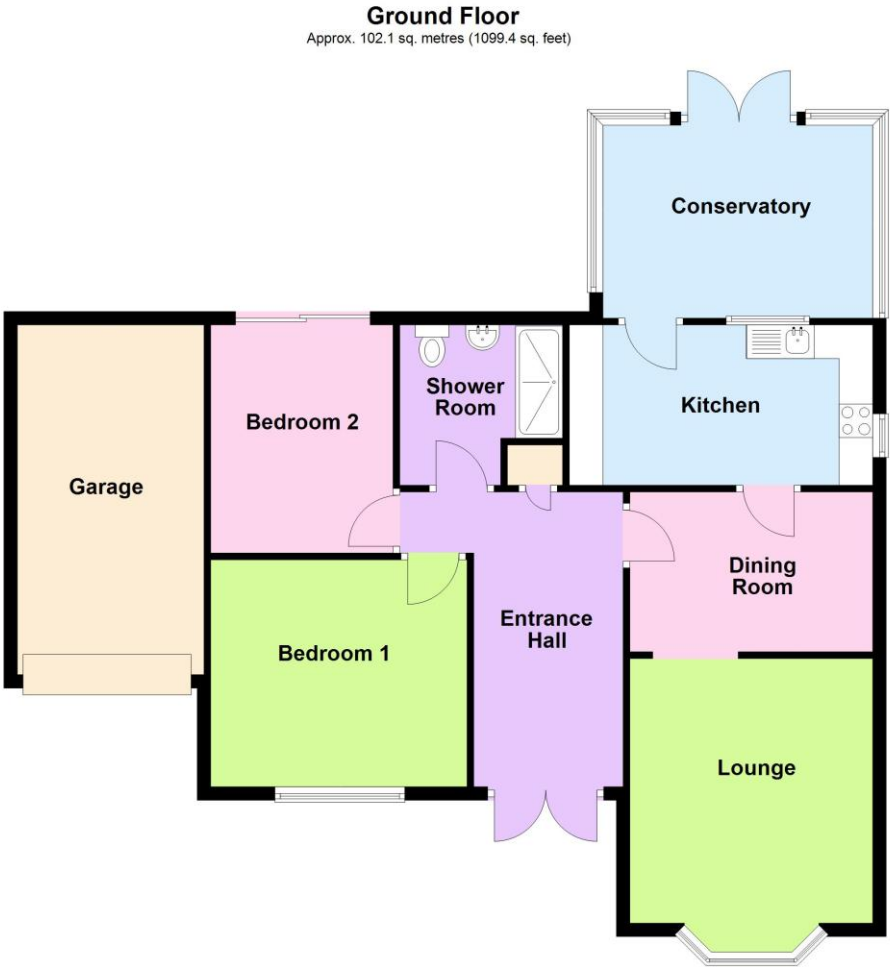


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)



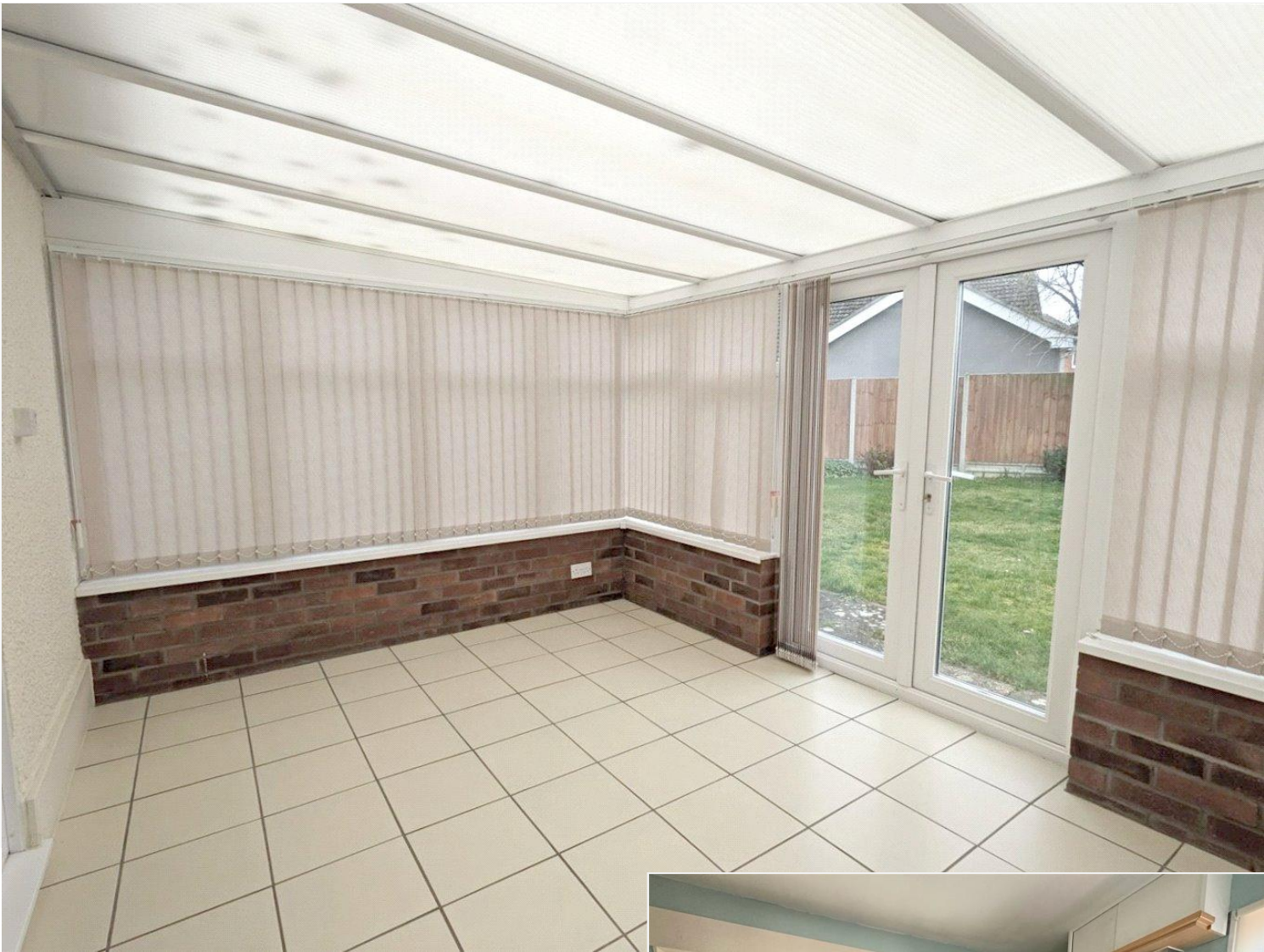
12 St. Clements Road, Ruskington, Sleaford, Lincolnshire, NG34 9AF

£250,000 Freehold

NO CHAIN Located in the centre of the popular village of Ruskington is this extremely spacious Two Double Bedroom Detached Bungalow offering easy access to the villages numerous amenities.

The property boasts gas central heating, UPVC double glazing, ample parking, a Garage, and is only further enhanced by an extremely large rear garden.

NO CHAIN | TWO DOUBLE BEDROOMS | SPACIOUS ACCOMMODATION | LARGER THAN AVERAGE GARDEN | AMPLE PARKING | WELL PRESENTED THROUGHOUT | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES | GARAGE



ACCOMMODATION

Entrance Hall

Lounge - 12'11" x 11'10" (3.94m x 3.6m)

Dining Room - 11'10" x 7'10" (3.6m x 2.4m)

Kitchen - 14'10" x 7'10" (4.52m x 2.4m)

Conservatory - 13'2" x 9'5" (4.01m x 2.87m)

Bedroom 1 - 12'4" x 10'11" (3.76m x 3.33m)

Bedroom 2 - 11'2" x 8'11" (3.4m x 2.72m)

Bathroom - 7'10" x 6'7" (2.4m x 2m)



Garage - 17' x 9' (5.18m x 2.74m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

DESCRIPTION

Upon entry, you're welcomed into a spacious entrance hall that provides access to all principal rooms. The bright and airy lounge features a charming bay window and a feature fireplace, creating a cosy yet elegant space to relax. Adjacent is the separate dining room, perfect for entertaining or enjoying family meals, which leads into the modern fitted kitchen with integrated appliances and tiled flooring. A conservatory at the rear overlooks—and opens out to—the truly outstanding garden, offering the ideal space to enjoy summer evenings.

Both double bedrooms are generously sized, with Bedroom 1 including built-in storage. A neatly presented shower room with modern suite completes the interior layout.

The rear garden is a true standout feature—extensive, private, and beautifully enclosed. With mature borders, open lawn space, and plenty of potential for landscaping, gardening, or even extending (STPP), it offers an exceptional outdoor experience that is rarely found with properties of this size.