



The Firs, Sleaford  
£350,000



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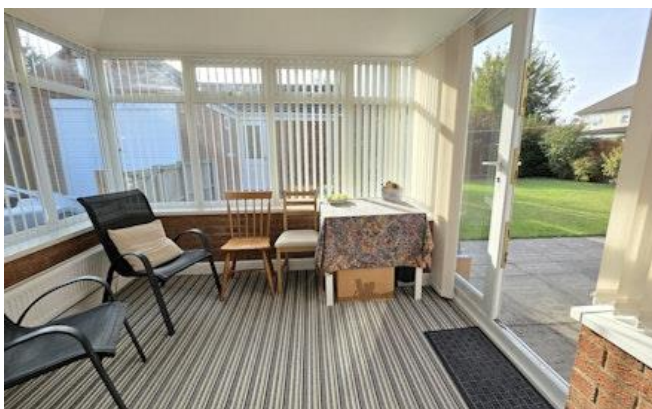
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Freehold



## Key Features

- Executive Detached Bungalow
- Three Double Bedrooms
- Deceptively Spacious
- Over 1600 Sq Ft
- Popular Village Location
- Garage with Workshop
- EPC rating C
- Current Council Tax Band: D





This deceptively spacious three-bedroom detached bungalow extends to over 1,600 sq ft and enjoys a prime corner plot on a quiet, well-maintained cul-de-sac just a short walk from the heart of Ruskington village. Beautifully presented throughout, the property offers generous accommodation including an inviting entrance hall with separate wc, a bright lounge, an open plan kitchen diner leading into a garden room, and a separate utility room. All three bedrooms are comfortable doubles, complemented by a modern shower room. Outside, a single detached garage with workshop provides excellent storage and hobby space with an enclosed garden — an ideal home combining space, convenience and village living.

### Entrance Hall

The property is entered via a partly glazed UPVC door leading in to the spacious hallway with radiator and built in cloaks cupboard.

### Cloakroom

With low level WC, hand wash basin and radiator.

### Lounge

4.47m x 5m (14'8" x 16'5")

With bay window to front, radiator, TV point and telephone point.

### Kitchen Diner

6.05m x 3.78m (19'10" x 12'5")

Having a range of base and eye level units with work surface over, stainless steel sink with filtered water tap, eye level double oven, electric hob with extractor, tiled splash backs, radiator, breakfast bar area, two windows to side and patio door to the Garden Room.

### Utility Room

2.77m x 1.55m (9'1" x 5'1")

Having base units with work surface over, stainless steel double sink, appliance space, plumbing for washing machine and dishwasher, radiator and partly glazed door to the garden.

### Garden Room

3.1m x 2.9m (10'2" x 9'6")

Being brick based and having UPVC windows and a new lightweight tiled roof with radiator, French doors leading to the Garden.

### Bedroom One

3.35m x 4m (11'0" x 13'1")

With window to rear, radiator, TV point and a range of fitted Hammond's wardrobes.

### Bedroom Two

4.27m x 2.79m (14'0" x 9'2")

With window to side, radiator and telephone point.

### Bedroom Three

2.75m x 3.27m (9'0" x 10'8")

With window to front, radiator and fitted Hammond's wardrobes.

### Shower Room

2.72m x 2.13m (8'11" x 7'0")

Having low level WC and hand wash basin set in vanity unit, walk in double shower tray with electric shower, towel rail and window to rear.

## Outside

To the front of the property is a lawned garden, a gravelled drive which leads to the side of the house and to the detached garage and workshop. To the rear is a paved patio area with the remainder laid to lawn and enclosed by fencing. To the right hand side side of the property is a compounded area which houses the wheelie bins.

## Garage

5.72m x 3.12m (18'10" x 10'2")

Having electric up and over door, window to side, power and light and door through to Work shop.

## Workshop

2.74m x 2.94m (9'0" x 9'7")

Having door to front, internal door to garage, power and light and a range of shelving.

## Agents Note

These are draft particulars awaiting vendor approval.

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## Floorplan

GROUND FLOOR  
1620 sq.ft. (150.5 sq.m.) approx.



THE FIRS, RUSKINGTON NG34 9FX

TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.

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