

***WESTCLIFFE ROAD,
RUSKINGTON, NG34 9AY***



£180,000

Located in a non estate setting to the West of this popular village and offered to the market with No Onward Chain, a spacious Three Bedroom Semi Detached House with Off Road Parking, a Detached Garage and Much Larger Than Average Rear Garden. The property has been well maintained buy its current owner and benefits from Gas Central Heating and Double Glazing with the full accommodation comprising Hall, Lounge, Ground Floor Wet Room Style Show Room, Kitchen and 15'6 Conservatory, and to the first floor are Three Bedrooms. Outside there is a small front garden and the rear garden is a particular feature of this property being partly enclosed and offering plenty of outdoor space for a growing family, with a number of outbuildings.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit signposted Ruskington and proceed into the village. At the next mini roundabout take the first exit into Rectory Road and follow the road as it bears to the right into Lincoln Road. Take the first turning on the left into Westcliffe Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having radiator.

Lounge: 4.75m (15'7") x 3.51m (11'6")

Having gas fire with back boiler, coved ceiling and radiator.

Kitchen: 4.75m (15'7") x 1.78m (5'10")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with cooker hood over, space and plumbing for washing machine, tiled splashbacks, space for fridge freezer, coved ceiling, radiator and a door providing access to the:

Conservatory: 4.72m (15'6") x 2.90m (9'6")

Having electric heater and French doors providing access to the rear garden.

Wet Room Shower Room: 1.70m (5'7") x 1.75m (5'9")

Having close coupled w.c, pedestal hand washbasin with pillar taps, electric shower unit with shower curtain, extractor fan and radiator.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm and radiator.

Bedroom 1: 4.75m (15'7") x 2.62m (8'7")

Having built-in wardrobe, built-in store cupboard, picture rail and radiator.

Bedroom 2: 3.17m (10'5") x 2.87m (9'5") max

Having built-in wardrobe, picture rail and radiator.

Bedroom 3: 2.54m (8'4") x 2.34m (7'8")

Having picture rail and electric heater.

Outside:

The drive to the front of the property is laid to concrete for ease of maintenance and provides **Off Road Parking** for a number of vehicles, with the remainder of the front garden being laid to lawn with a number of mature hedges within a border to provide privacy. A gate provides access to a further drive area which in turn leads to the **Detached Sectional Concrete Garage** having barn style doors to the front, power points and lighting, with a **Workshop** to the rear. The **Rear Garden** is laid mostly to lawn with a number of well stocked borders, decorative fruit trees, a greenhouse, potting shed and patio areas to the near and far ends of the garden, all enclosed by a combination of timber fencing and mature hedging and a cold water tap is fitted to the side of the property.



Lounge



Kitchen



Conservatory



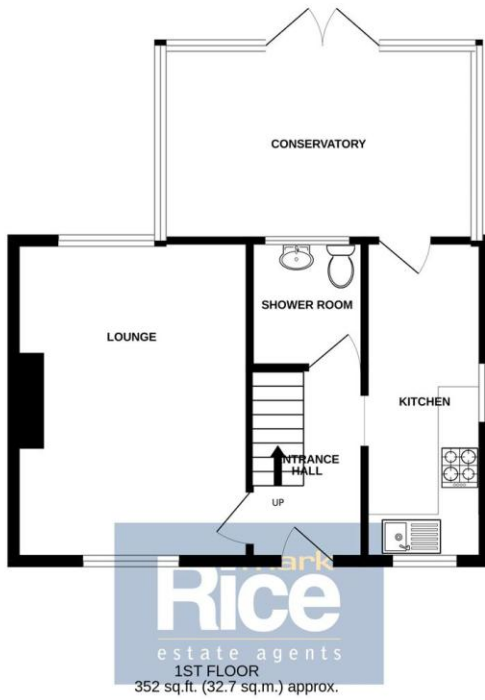
Shower Room



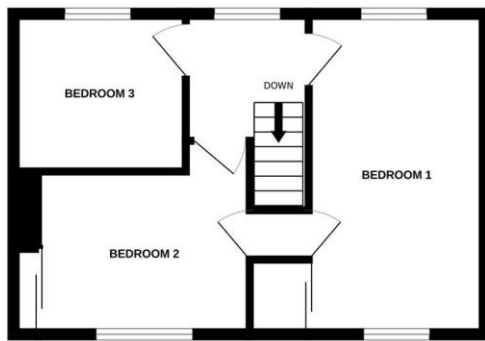
Bedroom 1

Council Tax Band A.

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2



Bedroom 3



Outside



Further Aspect



Further Aspect



Aerial View

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 01/06/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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