



**Rectory Road, Ruskington Sleaford NG34 9AA**

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**Rectory Road, Ruskington Sleaford**

Beautiful bungalow on a corner plot in a popular village, which is within walking distance to amenities. The property has two double bedrooms and a double garage to the rear and viewing is highly recommended.



### **Entrance Hall**

Having wood flooring, radiator and loft access.

### **Lounge**

14' 10" max x 13' 10" max ( 4.52m max x 4.22m max )

Featuring a fireplace with gas fire and surround with back boiler, TV point, radiator, double glazed window to the side and double glazed bay window to the front.

### **Dining Room**

10' 10" x 10' 9" ( 3.30m x 3.28m )

There is a fitted cupboard housing the boiler and arch leading to the:

### **Kitchen**

13' 5" x 12' 3" ( 4.09m x 3.73m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in oven, gas hob, extractor, built-in microwave, integrated dishwasher, integrated fridge freezer, central island, radiator, two double glazed windows and opening to a utility area with wall units and door back to the hall.

### **Conservatory**

12' x 11' 2" ( 3.66m x 3.40m )

Having double glazed windows, tiled flooring, space for washing machine and double glazed double doors to the rear.

### **Bedroom One**

13' 10" x 12' 6" max ( 4.22m x 3.81m max )

There is a radiator and double glazed bay window to the front.

### **Bedroom Two**

11' 2" x 11' 1" ( 3.40m x 3.38m )

Having a radiator and double glazed window to the rear.

### **Shower Room**

Fitted with a corner shower cubicle, wash hand basin, WC, heated towel rail, fully tiled walls and double glazed window.

### **Outside Front**

To the front of the property there is a large lawned area, mature shrubs & plants, further area to one side which has a pond and gravelled area. There is a driveway leading to the double garage.

### **Garage**

24' 6" x 12' 1" ( 7.47m x 3.68m )

Having up and over door.

### **Rear Garden**

The enclosed rear garden is mainly laid to lawn with patio area, shed, greenhouse, outside tap and outside power.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Rectory Road, Ruskington Sleaford

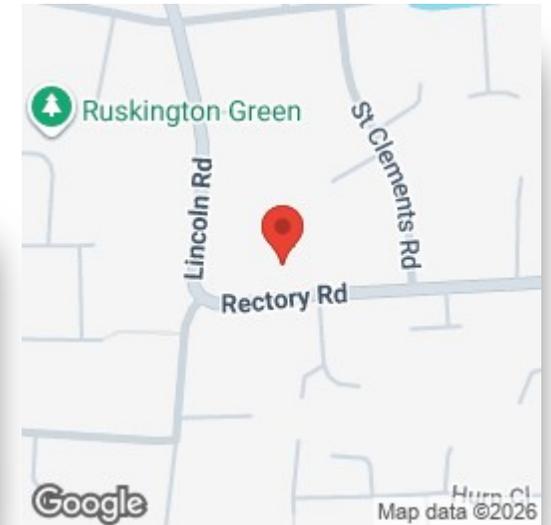
- Corner plot with gardens to front and rear
- Large driveway and double garage
- Over 1000sqft of accommodation
- Walking distance to village centre and amenities
- Two double bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112225 - 0011

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