

Rectory Road, Ruskington, Sleaford, NG34 9AD



Offers In The Region Of £500,000 Freehold



Located on a large plot on Rectory Road in the charming village of Ruskington, being a short walk to many local amenities the village has to offer, this exquisite detached bungalow offers a perfect blend of space, comfort, and elegance. This property has been meticulously maintained and presents an impressive 2529 square feet of versatile living space, ideal for families or those seeking a peaceful retreat.

The bungalow boasts four generously sized bedrooms, providing ample accommodation for family and guests alike. With two well-appointed luxury bathrooms, morning routines will be a breeze. The three reception rooms are perfect for entertaining or relaxing, allowing for a seamless flow throughout the home.

Set on a substantial 1/3 acre plot, the beautifully landscaped garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or those who simply enjoy alfresco dining. The property also features a double garage with remote control roller door set back with a long driveway providing parking for many vehicles. This immaculately presented bungalow is not just a home; it is a lifestyle choice, combining the charm of a period property with modern comforts. With its prime location in Ruskington, residents will enjoy the benefits of a friendly community while being within easy reach of local amenities and transport links.

In summary, this delightful bungalow on Rectory Road is a rare find, offering spacious living, beautiful gardens, and a welcoming atmosphere. It is an ideal opportunity for anyone looking to settle in a picturesque setting while enjoying the comforts of a well-appointed home.

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Entrance Hall 6'11" x 6'4"

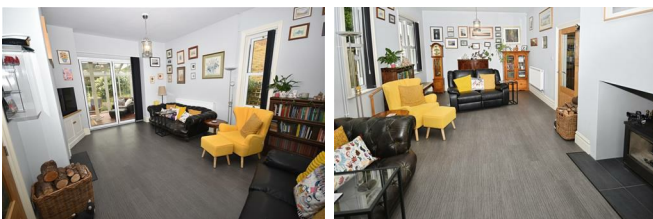
Being entered through a wooden door from the conservatory, having vinyl flooring, window to the front elevation with radiator underneath, consumer unit, built-in shelving with vertical curtains, glazed oak door leading into the dining room.

Dining Room 12'6" x 16'8"



Having three UPVC sash windows to the front elevation, pendant lighting over the dining table, dual aspect fire place with log burner servicing living room and dining room simultaneously, with display cabinet on the left side of the chimney breast, large double radiator, thermostatic heating control, smoke alarm and LVT flooring.

Living Room 21'1" x 12'10"



Generous sized room with LVT flooring, two UPVC sash windows to the side elevation and large bi-folding doors at the front leading into the conservatory, two pendant lights, two large double radiators, dual aspect log burner, corner cupboard for placing a TV on top with shelving above.

Conservatory 11'4" x 21'4"



Quarry tiled floor, fully glazed UPVC door from the front driveway, sloping glass roof to the front elevation with two mechanical opening windows, additional side opening windows, two pendant lights, Mitsubishi air-conditioning unit and bi-folding door into the living room.

Kitchen 14'0" x 10'0"



UPVC Window to rear overlooking the central patio area, entered either from an upper glazed oak door from the dining room or an opening off the utility area is a modern kitchen with centre island and breakfast bar with a range of oak base and wall units. There are four integrated Neff ovens, six ring gas hob with stainless steel extractor hood above, integrated dishwasher, laminate worktops with splash-back tiling above, nonslip LVT floor, one and half bowl stainless steel sink with mixer tap, TV points in the corner, radiator, spotlighting and three pendant lights overhanging the centre island and loft access (with loft ladders and electric)

Pantry 12'10" x 5'5"

Accessed from the kitchen is a large walk-in pantry having window to rear. LVT flooring with shelving and Fridge Freezer which is included in the sale.

Utility Room/Rear Entrance 13'5" x 12'5"



Having the same LVT nonslip flooring, large bi-folding doors which open onto the central patio area for alfresco dining. This utility area has a window to the side elevation, vertical radiator, a range of grey coloured handle-less base units with space and plumbing for two appliances, composite sink and drainer with mixer tap, laminate worktop with tile splash-back and spotlighting.

Office/Bedroom 4 10'11" x 12'5"



Two UPVC sash windows to the rear elevation and one to the side, double radiator, nonslip LVT flooring loft access, spotlights in the ceiling, currently used as an office, so has many sockets and telephone connection points in here.

Pantry 4'11" x 8'8"

Entered through the door of the utility area, having the same nonslip LVT flooring, pendant lighting, fully stacked out with shelves for storage.

Bedroom 1 9'2" x 11'11"



UPVC sash to the side elevation, vinyl flooring, high ceiling with picture rail, pendant lighting, double radiator and space for wardrobes on one elevation, has a sliding oak door leading to a en-suite wet room

En-suite 3'7" x 11'11"



Window to rear with frosted glass. half height tiling at one end within the shower area, having rainfall shower and riser rail hand held assembly controlled by three chrome taps on the wall, grey heated towel rail. The other end has a toilet with a hidden system with cupboards above and to the left., sink with a chrome mono-bloc mixer tap with a two drawer vanity unit underneath, mirrored medicine cabinet and non-slip flooring. Located in the cupboard is very new Worcester Combi Boiler fitted March 2026 with a long warranty.

Bedroom 2
10'5" x 11'11"



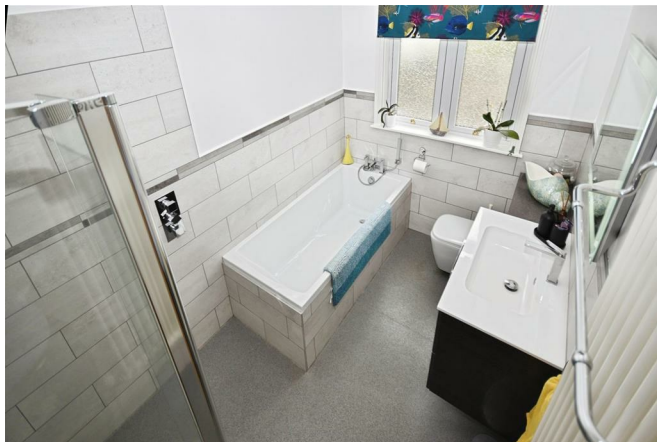
UPVC sash window to front elevation, vinyl flooring, high ceiling with picture rail and a double radiator.

Bedroom 3
10'0" x 11'11"



UPVC sash window to the side elevation, vinyl flooring, pendant lighting, tall ceiling with picture rail. space for wardrobes with a big double radiator.

Bathroom
9'1" x 6'4"



UPVC window to rear elevation with frosted decorative glass, wet room flooring with rainfall and handheld shower assembly controlled by three taps on the wall, L shape shower screen, spotlighting, panelled bath with mixer taps and shower for rinsing, tiled bath panel to two sides with matching wall tiles to all walls at half height, a vertical heated towel rail. anti-fog illuminated mirror above the sink with mono- bloc chrome mixer tap with a wide sink with draw unit underneath, toilet with hidden cistern with shelf above.

Double Garage
30'9" x 21'0"



Large double garage, having an electric remote control roller door on the front two windows to the side elevation with a personnel door. at the rear there is a UPVC door opening to the WC. and a wood store.

Wood Storage 6'11" x 5'6"



An enclosed shelter used as a wood store with outside light and also outside electric sockets. to the left of this is the bin store with some plastic extra storage and side gate access,

WC 6'11" x 2'11"

Tiled flooring, half height tiled walls, heated towel rail. close couple toilet, floating sink with mono-bloc mixer tap, a Triton water heater, soap dispenser, paper towel dispenser, disabled adaptations, extractor fan in the ceiling and also the key safe.

Outside Front



The front is set back from the road behind a hedge with driveway opening into a long driveway made up of blocked paving and gravel providing parking many vehicles with side gated access down to further parking and the double garage, the front garden is laid mainly to lawn with some perimeter flower beds.

Outside Rear



The rear garden is extensive having been thoughtfully landscaped into sections, again laid mainly to lawn with a wooden shed to the left having additional hard-standings for adding further outbuildings, the perimeters and a central area has many mature trees, shrubs and flowering plants. further benefiting from a charming pergola with circular concrete table and curved benches making this a lovely spot to entertain with friends and family.

Immediately outside the utility area from the bi-folding doors is a large block paved area for alfresco dining.

Disclaimer 1

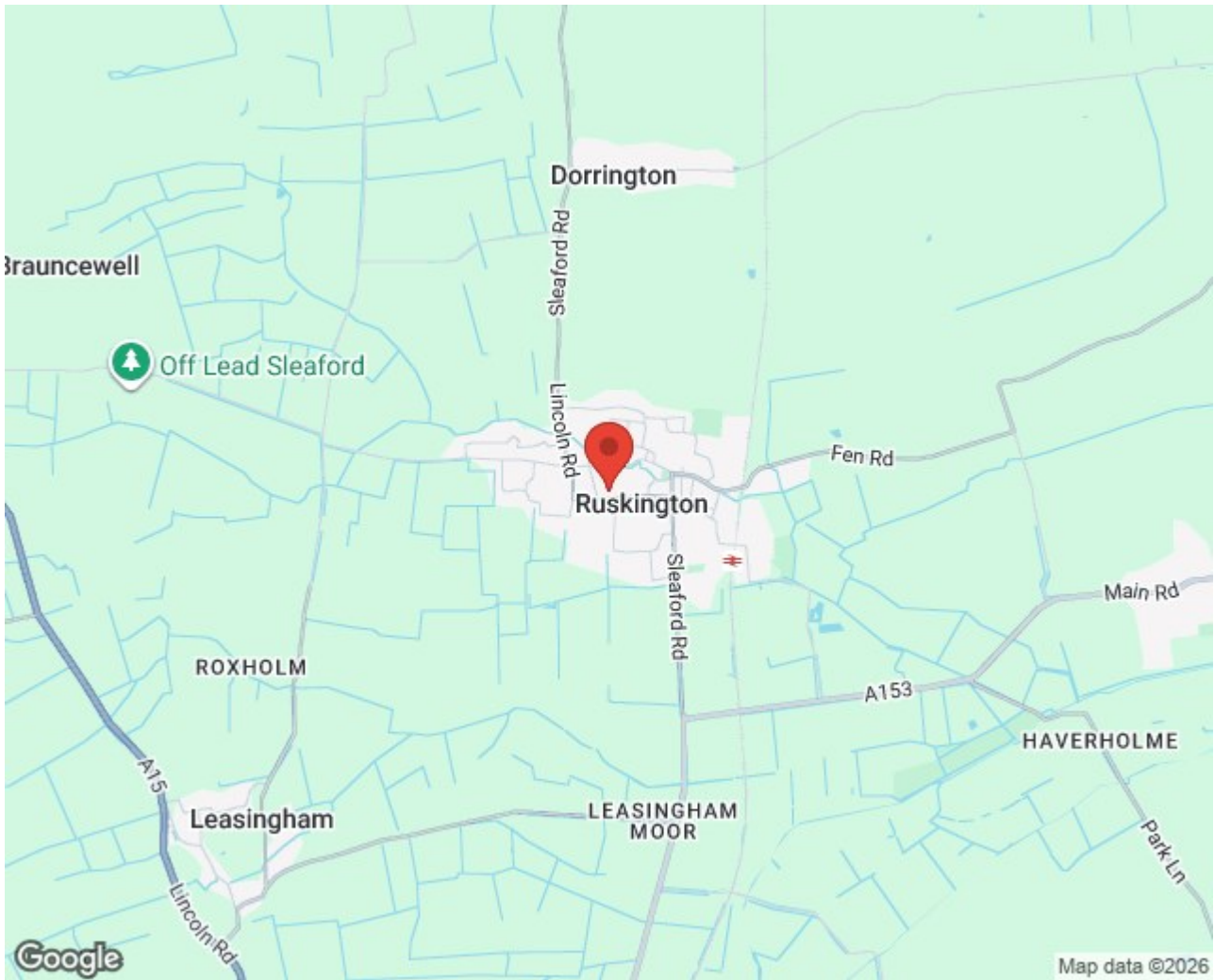
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to

submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	