

**WESTCLIFFE ROAD
RUSKINGTON NG34 9AY**



£499,950

A substantial Three Bedroom Detached Bungalow with separate Potential Annexe situated in grounds measuring approximately 0.33 acres (Subject to Survey) offering an Established and Private Rear Garden, Double Garage and Living Accommodation measuring approximately 1624 sq ft. The property has been extremely well maintained by its current owners over the years and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Porch, Entrance Hall, Cloakroom, Large Lounge with bow window, Dining Room, 21'9 Kitchen Diner, Utility Room, Three Double Bedrooms with Dressing Room off the master bedroom (which could be converted into an En-Suite if required), and Family Bathroom. Outside a drive provides Ample Off Road Parking leading to an Attached Double Garage and Lean-To/Workshop Area to the side with separate power. There is a separate semi-detached dwelling which could form a potential annexe (subject to the necessary permissions) with a kitchen and cloakroom. There are gardens to the front and side of the property with a large lawn area, and the rear garden provides a low maintenance and particularly private retreat. This property must be viewed to fully appreciate everything it has to offer, together with its beautiful setting.

Directions:

Travelling from Sleaford on the A153 towards Ruskington, at the Speedway Corner roundabout take the first exit and proceed into the village. Continue to the next mini roundabout and turn left 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 and 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 Porch** having coved ceiling and further timber glazed door providing access to the **Entrance Hall** having airing cupboard, further storage cupboard with radiator, coved ceiling, loft access smoke alarm and two radiators.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap, coved ceiling and radiator.

Lounge: 6.05m (19'10") x 4.32m (14'2")

Having gas fire with surround, bow window, decorative ceiling rose, coved ceiling, two wall light points, radiator and an arch providing access to the:

**Dining Room: 4.14m (13'7") x 3.20m (10'6")**

Having decorative ceiling rose, coved ceiling and radiator.

**Dining Kitchen: 6.63m (21'9") x 3.76m (12'4")**

Having a range of matching wall and bases units with worktop over, 1½ bowl single drainer composite sink with mixer tap, double eye level Neff electric oven, integrated dishwasher, inset four ring induction hob with matching unit cooker hood over, pantry cupboard, space for fridge freezer, bay window, coved ceiling, ceiling downlighters, two radiators, tiled splashbacks and sliding patio doors to the rear garden.



Utility Room: 2.92m (9'7") x 2.03m (6'8") max

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, wall mounted Baxi gas central heating boiler, coved ceiling, radiator and rear entrance door.



Bedroom 1: 3.78m (12'5") x 3.58m (11'9")

Having decorative ceiling rose, coved ceiling and radiator.



Dressing Room: 1.60m (5'3") x 1.37m (4'6")

Having coved ceiling and ceiling downlighters.

Bedroom 2: 4.09m (13'5") x 3.58m (11'9")

Having decorative ceiling rose, coved ceiling and radiator.



Bedroom 3: 3.76m (12'4") x 2.97m (9'9")

Having decorative ceiling rose, coved ceiling and radiator.



Bathroom: 4.11m (13'6") x 2.67m (8'9")

Being fully tiled and having close coupled w.c, 'his and hers' vanity hand washbasins with mixer taps, panelled bath with mixer tap and mains fed shower over, separate shower cubicle with mains fed power shower and mermaid board splashbacks, ceiling downlighters, coved ceiling and towel radiator.



Separate Semi Detached Building/Potential Annexe:

A double glazed entrance door provides access to the:



Main Reception Area: 7.98m (26'2") x 6.20m (20'4")

Having coved ceiling and three radiators.



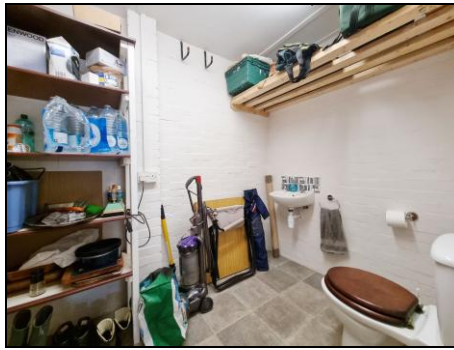
Kitchen Area: 3.20m (10'6") x 1.83m (6'0")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, space for condensing tumble drier, space for fridge freezer, tiled splashbacks, loft access and coved ceiling.



Cloakroom Area:

Having close coupled w.c and floating hand washbasin with pillar taps.



Cloakroom Area

Outside:

To the front is an extensive drive providing **Off Road Parking** for a number of vehicles, and this leads to the **Detached Double Garage 7.11m (23'4") x 6.05m (19'10")** having electric up and over door, work bench, lighting and power points, loft access with storage and uPVC side entrance door providing access to the **Lean-To/Workshop Area** having power and lighting, and a cold water tap is fitted.

There is a front garden laid to lawn with well stocked borders, enclosed by a combination of wrought iron fencing, timber fencing and a dwarf brick wall. A wrought iron gate provides access to the **Extensive Side Garden** which is laid mostly to lawn with well stocked borders continuing from the front garden, with plum slate, summer house and block paved patio area. This leads to the **Separate Semi-Detached Dwelling** which could form a potential annexe, and a brick arch with timber gate leads to the **Rear Garden** which is laid to an extensive block paved patio, further patio area with pergola, another patio area with raised pond and decorative and well stocked borders, all enclosed by a combination of a brick wall and timber fencing.



Front Garden



Further Front Aspect



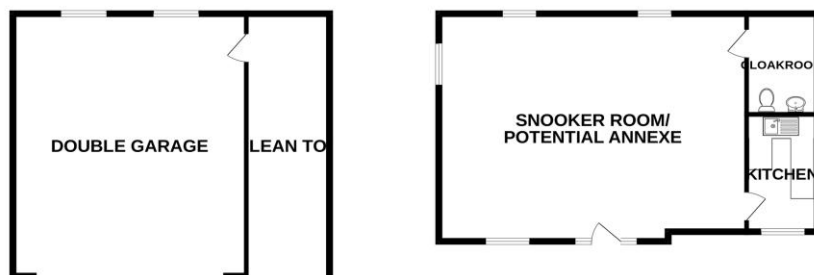
Plot



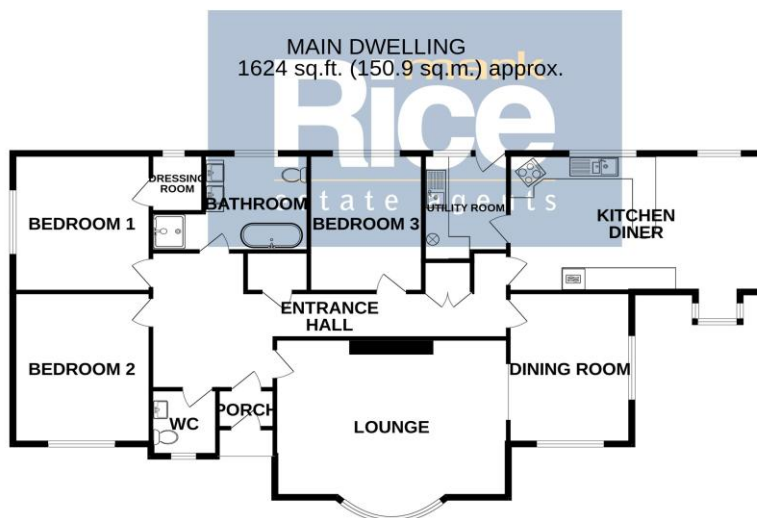
Rear Garden

Council Tax Band E.

OUTBUILDINGS
1274 sq.ft. (118.4 sq.m.) approx.



MAIN DWELLING
1624 sq.ft. (150.9 sq.m.) approx.



TOTAL FLOOR AREA : 2898 sq.ft. (269.3 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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Agents 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 13/10/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**