

***SPRINGFIELD ROAD,
RUSKINGTON, NG34 9HG***



£260,000

A Three Bedroom Detached Bungalow offering spacious accommodation and located in this popular village, benefitting from a Re-Fitted Kitchen and Bathroom and a Fully Enclosed Rear Garden. The property benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Lounge, Kitchen, Dining Room, Study Area, Conservatory and Two Bedrooms and Shower Room to the ground floor, whilst to the first floor there is a Further Bedroom and Shower Room and access to the loft. A drive to the front provides Off Road Parking and leads to the Single Integral Garage, and the front garden is designed with ease of maintenance in mind. The Rear Garden is fully enclosed and well maintained and particularly private. This is a rare opportunity to secure a larger than average bungalow, and viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit into Ruskington and continue into Sleaford Road. At the next mini roundabout, turn left into Rectory Road and continue into Lincoln Road. Take the third turning on the right into Springfield Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having airing cupboard, coved ceiling and radiator.

Lounge: 4.67m (15'4") x 3.91m (12'10")

Having feature stone fireplace with gas fire, bay window, coved ceiling and radiator.

Kitchen: 3.12m (10'3") x 3.05m (10'0")

Having a range of matching wall and base units with worktop over, 1½ bowl composite sink with mixer tap, single integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, integrated fridge freezer, integrated microwave, tiled splashbacks, side entrance door and an arch leading to the:

Dining Room:: 3.05m (10'0") x 1.96m (6'5")

Having radiator.

Bedroom 1: 4.11m (13'6") x 3.58m (11'9") max

Having coved ceiling and radiator.

Bedroom 2: 3.05m (10'0") x 2.97m (9'9")

Having built-in double wardrobe, further store cupboard with worktop over and radiator.

Study Area: 2.62m (8'7") x 2.36m (7'9")

Having radiator and French doors to the:

Conservatory: 2.92m (9'7") x 2.82m (9'3")

Having solid roof and radiator.

Shower Room: 2.64m (8'8") x 2.46m (8'1") max

Being fully tiled and having concealed cistern w.c, floating hand washbasin with mixer tap, walk-in shower cubicle with electric shower, ceiling downlighters, extractor fan and towel radiator.

Stairs from the Study Area provide access to the first floor landing having storage units, cupboard and radiator.

Bedroom 3: 3.43m (11'3") x 2.82m (9'3")

Having built-in wardrobe, Velux window and radiator.

Shower Room 2.95m (9'8") x 2.08m (6'10")

Having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with electric shower, Velux window, storage units and a door providing access to the:



Lounge



Kitchen



Dining Room



Bedroom 1



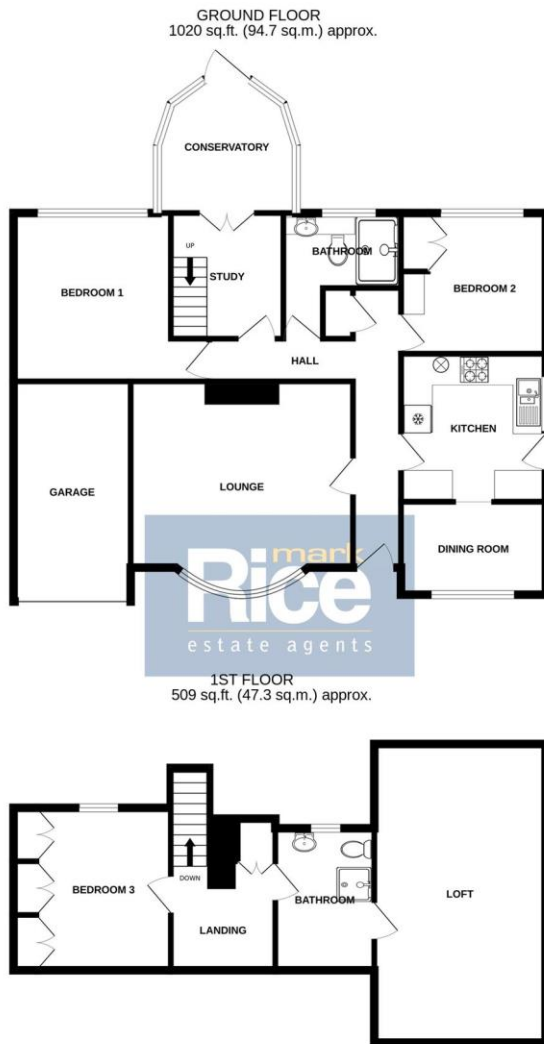
Bedroom 2

Loft Area: 6.30m (20'8") x 3.73m (12'3")
Being partly boarded.

Outside:

A drive provides **Off Road Parking** for two vehicles and approaches the **Single Integral Garage 4.65m (15'3") x 2.49m (8'2")** having manual up and over door, power and lighting. The remainder of the front garden is laid to patio for ease of maintenance with a variety of decorative shrubs and hedges and a well stocked border, timber fencing and wrought iron gates. A timber gate provides access to the **Rear Garden** which is fully enclosed by timber fencing and has a number of feature areas including lawns, raised patio area, decorative and well stocked borders, a path leading to the timber shed which is concealed behind fencing, water butt and further side access. A cold water tap is fitted.

Council Tax Band B.



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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Study Area



Conservatory



Shower Room



Bedroom 3



Shower Room



Rear Garden

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 15/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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