



Rectory Road, Sleaford
£525,000



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Freehold



Key Features



Externally, the equally spacious plot boasts a beautifully landscaped and

to side aspect and vertical radiator. Access to



3.9m x 6.43m (12'10" x 21'1")



Bedroom Two

8'17" x 9'22" (10'5" x 11'11")





Bedroom Four/Study

3.78m x 3.34m (12'5" x 11'0")

Currently used as an office, with two windows to rear aspect and radiator.

Family Bathroom

Four piece suite comprising walk in mains fed shower, separate paneled bath with shower attachment, hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and extractor fan.

Detached Double Garage

9.37m x 6.39m (30'8" x 21'0")

The detached double garage is currently used for storage, with a double electric roller garage door to front, personnel door to side and window to side. Accessed from the rear of the garage is an external toilet with low level wc and hand wash basin, with further wood storage area to side.

Outside

To the front, the property is set back behind a mature hedge providing excellent privacy from the road, with a large gravel driveway offering ample parking and side access to the double garage and rear garden, along with a further lawned area with attractive shrubbery. The beautifully presented rear garden is far larger than it first appears, thoughtfully landscaped to provide a variety of spaces to enjoy. A generous patio area adjoins the property, with flowers and planting, leading onto a lawn divided into sections. At the centre, a charming pergola with table and chairs creates a perfect spot for outdoor dining with flowers and shrubbery behind, while to the right the lawn continues with further shrubbery and access to a wood store and outdoor toilet positioned off the garage. To the left, the garden opens to additional lawn with a second seating area, a large timber shed and a substantial concrete base suitable for a further shed if desired.



Agents Note

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Floorplan

Ground Floor
Approx. 239.9 sq. metres (2582.2 sq. feet)



Total area: approx. 239.9 sq. metres (2582.2 sq. feet)
62 Rectory Road, Ruskington



Newton Fallowell Sleaford

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