

DRAFT

***PARK LEA,
RUSKINGTON, NG34 9HU***



£259,950

A spacious and well presented Three Bedroom Detached Bungalow located in a quiet Cul-De-Sac within walking distance of the village centre and its amenities. The property has undergone a scheme of improvements by the current owner including a brand new Worcester Bosch Combination Boiler, Full Redecoration internally, and New Double Glazing with Composite Front Entrance Door installed only 2 years ago. The full accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Three Spacious Bedrooms, and Shower Room. Outside a tandem drive provides off road parking with a Detached Garage, with Low Maintenance Gardens to the front and rear. Viewing of the property is highly recommended to appreciate the well appointed accommodation, together with its peaceful yet convenient setting.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the first exit and proceed into the village of Ruskington. Continue to the mini-roundabout and head straight over into Church Street and take the second turning on the right into High Street North. Proceed past the Co-Op and take the next turning on the left into Parkfield Road and take the second turning on the right into Park Lea where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed composite entrance door provides access to the hall having loft access, coved ceiling, and smoke alarm.

Lounge: 3.58m (11'9") x 4.60m (15'1")

Having feature living flame effect Gas fire with surround, bay window, coved ceiling, and radiator.

Kitchen Diner: 2.97m (9'9") x 5.11m (16'9")

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, space and plumbing for washing machine, space for fridge freezer, store cupboard, wall mounted Worcester Bosch combination boiler, ceiling downlighters, coved ceiling, radiator, and side entrance door.

Bedroom 1: 2.97m (9'9") x 3.84m (12'7")

Having coved ceiling and radiator.

Bedroom 2: 3.58m (11'9") x 3.84m (12'7") max

Having coved ceiling and radiator.

Bedroom 3: 2.64m (8'8") x 2.39m (7'10")

Having coved ceiling and radiator.

Bathroom 1.98m (6'6") x 2.26m (7'5")

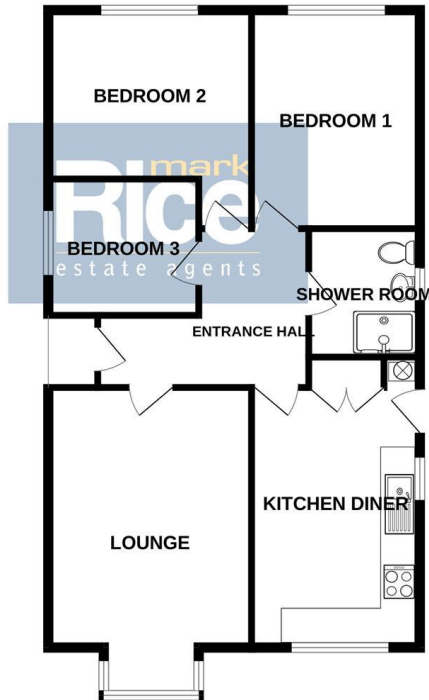
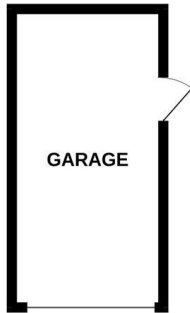
Being part tiled and having close coupled w.c., pedestal hand washbasin with pillar taps, corner shower cubicle with mains fed shower, extractor fan, and chrome towel radiator.

Outside:

A tarmac drive provides off road parking and leads to the **Detached Garage 2.67m (8'9") x 5.23m (17'2")** having electric up and over door, power points, lighting, loft storage, and personnel door to the rear garden. The front gardens are laid to gravel for ease of maintenance and a wrought iron gate from the drive leads to the rear gardens which are laid to patio and gravel with two well stocked borders, all fully enclosed by timber fencing and a timber shed is included.

Council Tax Band: B**Lounge****Kitchen Diner****Bedroom 1****Bedroom 2****Bedroom 3**

GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Shower Room



Rear Garden



Further Aspect

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 12/06/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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