

***RECTORY ROAD,  
RUSKINGTON, NG34 9AE***



***£180,000***

***With the advantage of No Forward Chain and located within gardens of approximately 0.16 of an acre, with vehicular access to the rear, a well presented Three Bedroom Semi Detached House. The property is located within easy walking distance of the village centre and its many amenities and benefits from Gas Central Heating and Double Glazing. The property has been re-decorated and has new carpets to the accommodation comprising Entrance Hall, Dining Kitchen, Lounge, Three Bedrooms and Bathroom. There is a garden to the front of the property and rear access leads to the drive area and further South facing garden area with a 25' x 11'5 Workshop, Polytunnel and many raised seed beds. Viewing is highly recommended.***

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout continue straight ahead into the village of Ruskington. At the next mini roundabout, turn left into Rectory Road and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed door provides access to the hall having radiator and understairs cupboard.

**Lounge: 4.88m (16'0") x 3.40m (11'2")**

Having built-in cupboard, fireplace surround, shelves and double radiator.

**Dining Kitchen: 3.25m (10'8") x 2.92m (9'7")**

Having a range of wall and base units with worktop over, double glazed rear entrance door, gas boiler, tiled splashbacks, 1½ bowl sink with monobloc tap, plumbing for washing machine, gas cooker and radiator.

Stairs from the hall provide access to the first floor landing.

**Bedroom 1: 5.61m (18'5") x 4.88m (16'0") max**

Having double radiator.

**Bedroom 2: 3.45m (11'4") x 2.36m (7'9")**

Having radiator.

**Bedroom 3: 3.10m (10'2") narrowing to x 2.51m (8'3") x 2.36m (7'9")**

Having radiator.

**Bathroom:**

Having bath with electric shower over, low level w.c, hand washbasin, tiled splashbacks and radiator.

**Outside:**

The front garden is gravelled for ease of maintenance and a gate to the side provides access to the patio and lawn area, **Shed and Brick Store**. A further gate provides access to the drive area accessed across the rear of other properties, and this extends to the further garden area with lawn and borders together with a further **Timber Shed 2.13m (7'0") x 1.68m (5'6")** with power, **Workshop 7.67m (25'2") x 3.48m (11'5")** having light and power points and two personal doors and **Polytunnel 6.40m (21'0") x 2.29m (7'6")**, and this extends to a further separate vegetable/bedding area. The gardens are South facing

Council Tax Band A.



**Lounge**



**Dining Kitchen**



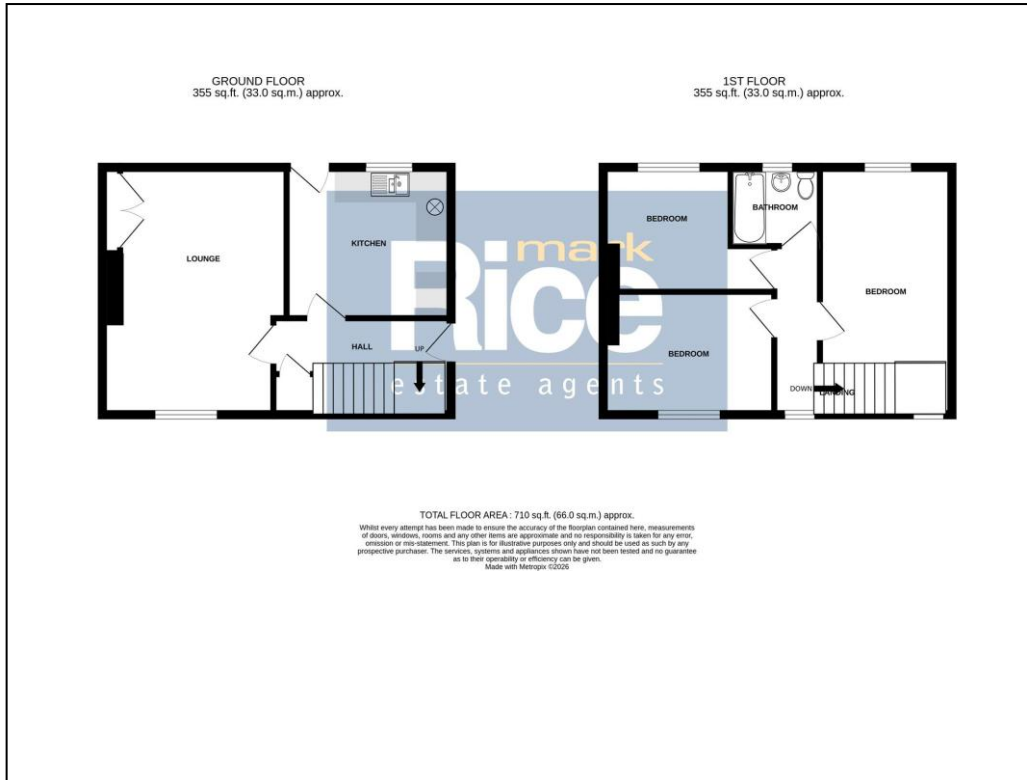
**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Rear Garden**



**Further Garden Aspect**



**Workshop**



**Polytunnel**

**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 13/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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