



Connells

Station Road
Ruskington Sleaford

Station Road Ruskington Sleaford NG34 9BZ

for sale guide price
£600,000



Property Description

Occupying a generous plot in the heart of Ruskington, this exceptional four-bedroom detached residence has been significantly enhanced by the current owners to create a truly stunning family home. Combining an abundance of character and period charm with a wealth of modern upgrades, the property offers beautifully presented accommodation throughout alongside impressive gardens and versatile living space.

The ground floor is centred around a magnificent open-plan breakfast kitchen, thoughtfully designed with both family living and entertaining in mind. The kitchen benefits from underfloor heating, a central island and a Quooker boiling water tap, whilst flowing seamlessly into a generous Study/Bedroom 4, conservatory, Utility space & shower room. Further reception space is provided by a lounge and separate dining room, both enjoying an abundance of natural light.

To the first floor are three well-proportioned bedrooms, all beautifully presented. The principal bedroom benefits from air conditioning. The remaining bedrooms are served by a stylish family bathroom fitted with a four-piece suite.

Externally, the property continues to impress. The substantial rear garden has been beautifully landscaped to offer the perfect balance.

Situated within easy reach of local amenities, schooling, transport links and Ruskington railway station, this is a rare opportunity to acquire a unique character property that has been lovingly enhanced and meticulously maintained throughout.

Entrance Hall

A welcoming entrance hall featuring character details, staircase rising to the first floor & access to the principle ground floor accommodation.

Lounge - 13' 5" X 13' 3"

A beautifully presented reception room enjoying excellent natural light from the bay window to the front elevation. Featuring decorative detailing and air conditioning & gas fireplace creating a comfortable space throughout the year.

Dining Room - 13' 3" X 13' 3"

An elegant formal dining room with a window to the front aspect offering ample space for family dining and entertaining, complemented by attractive décor, character features & gas fireplace.

Kitchen - 25' 3" X 13' 8"

The heart of the home, this superb open-plan kitchen has been thoughtfully modernised and fitted with a range of wall and base units, generous work surfaces, central island and

integrated appliances such as fridge freezer & dishwasher. Benefiting from underfloor heating and a Quooker boiling water tap, the space is perfectly suited to modern family living and entertaining.

Study/Bedroom 4 - 13'5" X 9'2"

A versatile additional reception space opening from the kitchen, ideal as a family room, playroom, home office, or fourth bedroom with window to the rear aspect providing pleasant views over the rear garden.

Conservatory - 13' 7" X 7' 9"

A delightful addition providing extra reception space & access to the side of the property.

Utility Room - 9' 2" X 6' 7"

Providing additional storage, appliance space and access to the rear garden.

Shower Room - 9' 2" X 3' 7"

Convenient ground floor shower room fitted with shower, wash hand basin, WC and a window to the rear aspect.

First Floor Landing

Providing access to all first-floor accommodation.

Bedroom One - 13' 11" X 13' 5"

A generous principal bedroom beautifully presented throughout and benefiting from air

conditioning with a window to the front aspect.

Bedroom Two- 13' 11" X 13' 5"

A spacious double bedroom featuring attractive décor, ample room for freestanding furniture, an integrated storage cupboard & windows to the front and rear aspect.

Bedroom Three- 10' 10" X 10'3"

A well-proportioned double bedroom with a window to the side aspect.

Bathroom - 13' 5" X 7' 1"

A spacious family bathroom fitted with a four-piece suite comprising bath, separate shower enclosure, wash hand basin and WC. It also benefits from a heated towel rail, integrated storage & a window to the rear aspect.

Garage

A substantial detached garage benefiting from an electric up-and-over door, power and lighting. Offering excellent storage and workshop potential.

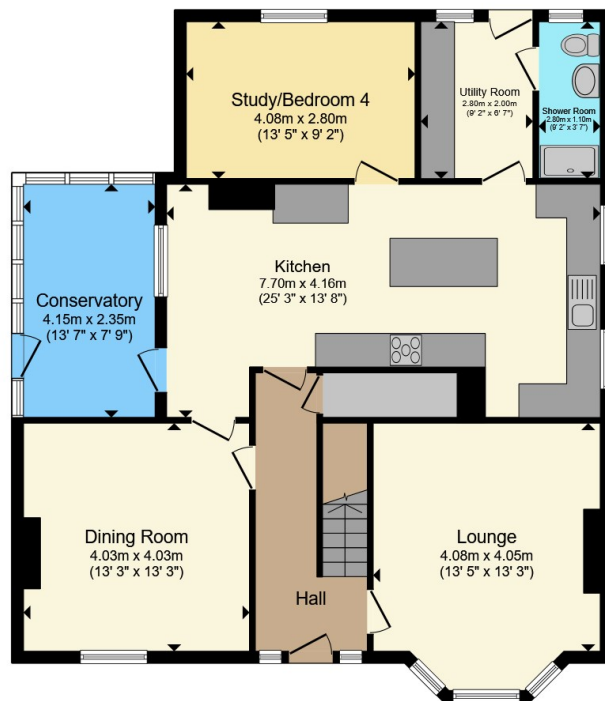
Outside

The property sits within an impressive plot with a beautifully maintained rear garden offering extensive lawned areas, mature trees, established planting and attractive seating areas. A feature pond provides a tranquil focal point, whilst a shed with power and lighting offers excellent storage or workshop space. The gardens create a wonderful environment for both relaxation and entertaining.

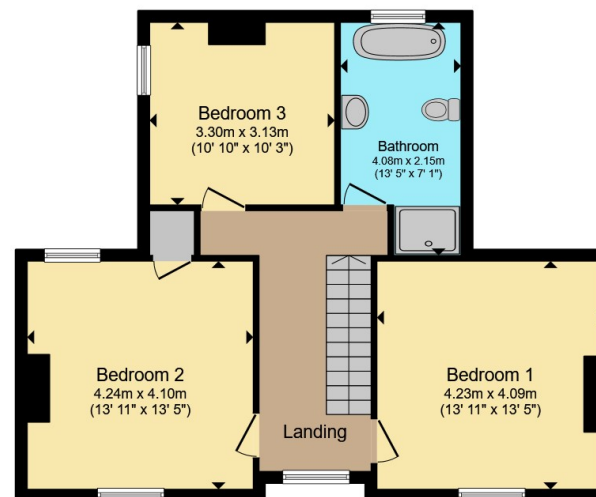








Ground Floor



First Floor

Total floor area 173.2 m² (1,865 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: Awaiting
Council Tax Band: D

Tenure: Freehold

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