



105 Westcliffe Road
Ruskington, Sleaford, Lincolnshire, NG34 9AX

Offers Over
£340,000

3 Bedroom Detached Bungalow

- Freehold
- Extended & refurbished recently
- Spacious, versatile accommodation
- 1/3 Acre Plot (sts) on edge of village
- Overlooks fields to side & rear
- Dining Kitchen & Lounge
- 3 generous double bedrooms
- Extensive driveway & outbuildings
- Popular village with excellent amenities
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 105 Westcliffe Road, Ruskington, Sleaford, Lincolnshire, NG34 9AX](#)



Overview

Enjoying a superb third of an acre plot (sts) on the edge of the village is this established detached bungalow that has been extended and extensively refurbished by the present vendors to create a modern, spacious home suitable for families or couples alike. The property has had a substantial extension to the front. The permission for this also included a loft conversion but this hasn't been carried out but therefore provides potential for further development if required.

The property overlooks fields to both side and rear but is still within comfortable reach of the village centre and its amenities. Ruskington offers an excellent range of amenities set along its attractive High Street with its beck and also has a train station on the Sleaford to Lincoln line. Other features of the property include re fitted kitchen and bathrooms, gas fired central heating and re fitted uPVC double glazing.



The accommodation is immaculately presented and briefly comprises Hallway, Dining Kitchen, Lounge with patio doors and wood burner, three generous Double Bedrooms, with the main bedroom benefitting from walk in wardrobes and En-Suite Shower Room, and Main Shower Room.

Outside to the front of the property an extensive driveway provides ample parking for numerous vehicles and is bounded by lawn. The main garden is to the rear and a particular feature of the property. It is south facing and laid to extensive lawn with a variety of shrubs and trees. The original garage is now a store/workshop and are further shed and greenhouse. The size, orientation and outlook from the gardens are key features of the property. Viewing essential to fully appreciate.

AGENTS NOTE: Link to NKDC planning portal for permission for extension and loft conversion

<https://planningonline.n-kesteven.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>







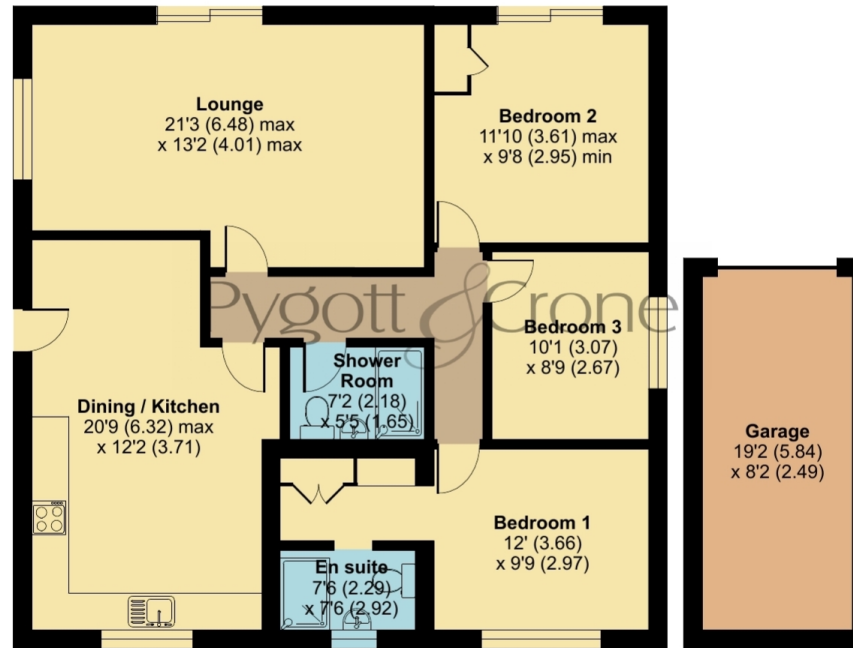
Westcliffe Road, Ruskington, Sleaford, NG34

Approximate Area = 1099 sq ft / 102 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1255 sq ft / 116.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1092858



Location



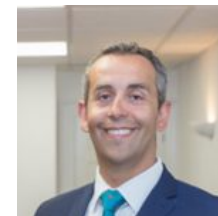
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