



45 Elmtree Road
Ruskington, Sleaford, Lincolnshire, NG34 9BT

Guide Price
£215,000

3 Bedroom Detached House

- Freehold
- Modern DETACHED family house
- Potential to improve / update
- Large bathroom with bath & separate shower
- Dining Kitchen with modern units
- Gas central heating, UPVC double glazing
- Integral garage & block paved driveway
- Large south facing rear garden
- Popular village location
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 45 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9BT](#)



Overview

Modern DETACHED family house in this popular village location offering potential to improve / update the existing accommodation and put ones own stamp on the property. Features include gas fired central heating and uPVC double glazing. 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.

The accommodation extends to some 764sqft and comprises hallway, lounge, modern dining kitchen with appliances, WC, utility, landing, two double and a single bedroom and large modern bathroom with bath and separate shower.

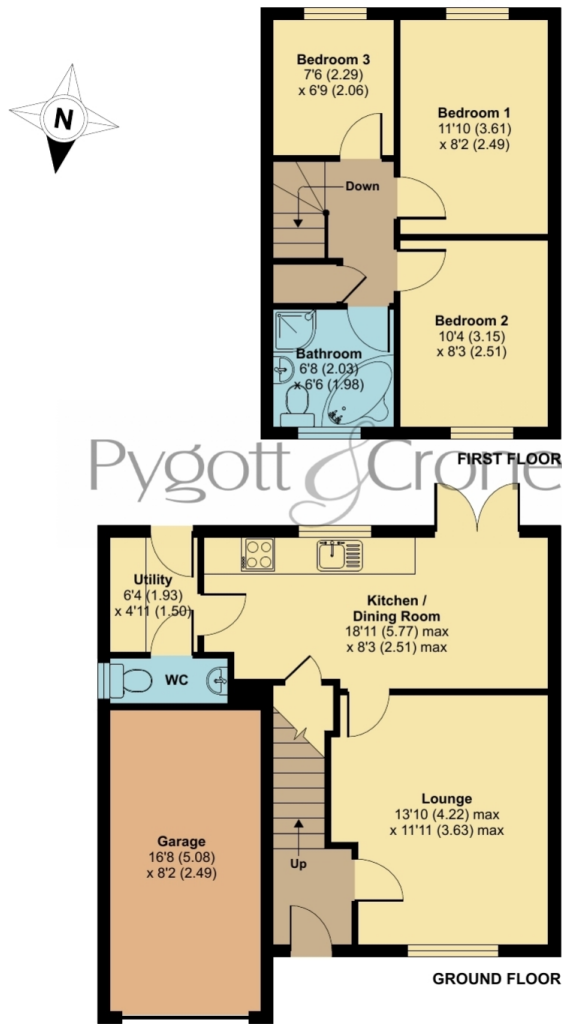
Outside a block paved driveway provides parking and leads to the integral garage and to the rear are large, enclosed south facing rear gardens.





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Approximate Area = 764 sq ft / 71 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 902 sq ft / 83.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1469453



Location



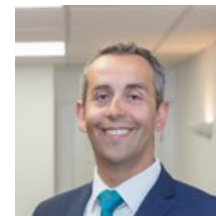
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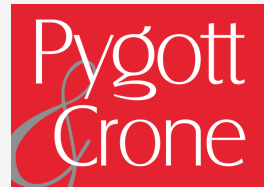
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