



44 Meadowbrook  
Ruskington, Sleaford, Lincolnshire, NG34 9FJ

£235,000



## 3 Bedroom End Of Terrace House

- Freehold
- Superbly presented family home
- Extended & improved
- Deceptively spacious accommodation some 1270 sqft
- Large main bathroom & en suite
- Beautiful garden room off the lounge diner
- Breakfast kitchen, utility & study
- Double width block paved driveway
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 44 Meadowbrook, Ruskington, Sleaford, Lincolnshire, NG34 9FJ](#)



## Overview

Superbly presented and deceptively spacious family home situated on this popular development by reputable local builders and convenient for the village centre with its excellent 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. The property has been extended and improved by the present vendors and early viewing is highly recommended to fully appreciate and avoid disappointment. Features include gas fired central heating, uPVC double glazing which the vendors have advised has been recently upgraded, beautiful garden room and attractively landscaped gardens.

The accommodation extends to some 1270 sqft and briefly comprises hallway, cloakroom, breakfast kitchen with dual fuel range cooker, large utility room, study, lounge diner and garden room with doors to the garden. To the first floor are three generous bedrooms, two with built in wardrobes and one with loft access with ladder, an en suite shower room and large family bathroom with both bath and separate shower.

Outside to the front is a double width block paved driveway. To the rear are attractively landscaped gardens incorporating extensive patio, lawn and garden shed.





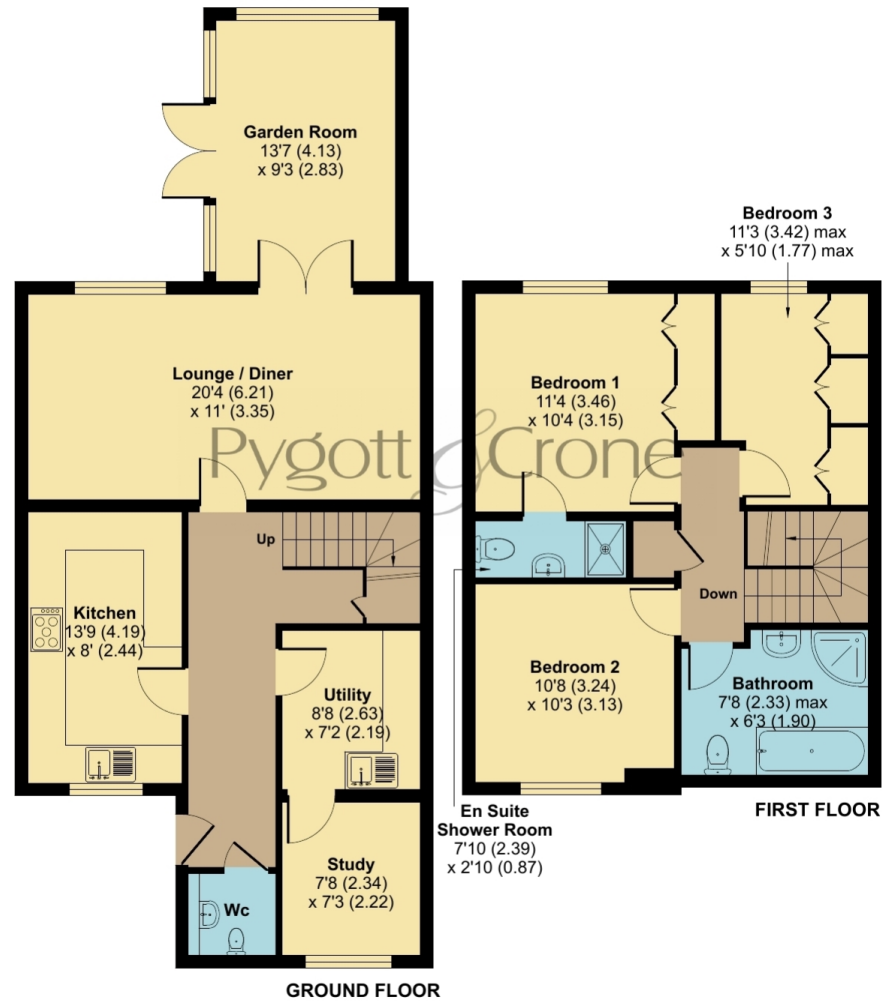




## Meadowbrook, Sleaford, NG34

Approximate Area = 1270 sq ft / 118 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 2025. Produced for Pygott & Crone. REF: 1336350







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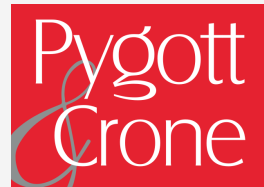
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