



47 Elmtree Road
Ruskington, Sleaford, Lincolnshire, NG34 9FF

£269,950

3 Bedroom Detached House

- Freehold
- Modern detached home in a popular village setting
- No onward chain, offering a straightforward purchase
- 3 Bedrooms and family bathroom
- Spacious kitchen-diner ideal for family living
- Comfortable lounge with front aspect
- Useful utility room and ground floor cloakroom
- Enclosed rear garden plus front garden
- Driveway and single garage for off-street parking
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 47 Elmtree Road, Ruskington, Sleaford, Lincolnshire, NG34 9FF](#)



Overview

Located in a popular residential area of Ruskington village, this modern three-bedroom detached home offers an excellent opportunity for buyers seeking a well-proportioned property with no onward chain.

The accommodation is thoughtfully laid out, beginning with an entrance hall leading into the lounge, a generous kitchen-diner ideal for everyday family living and entertaining. In addition are a practical utility room and cloakroom. Upstairs, the home provides three bedrooms and a family bathroom, offering flexible space for families, first-time buyers, or downsizers alike.

Externally, the property benefits from both front and enclosed rear gardens, along with a driveway providing off-street parking and access to a single garage.

With gas central heating, sealed unit double glazing, and a convenient village location close to amenities, this property represents a fantastic opportunity to add value and create a comfortable long-term home. Ruskington offers an excellent range of amenities set along its attractive High Street with its beck and has a train station on the Sleaford to Lincoln line.

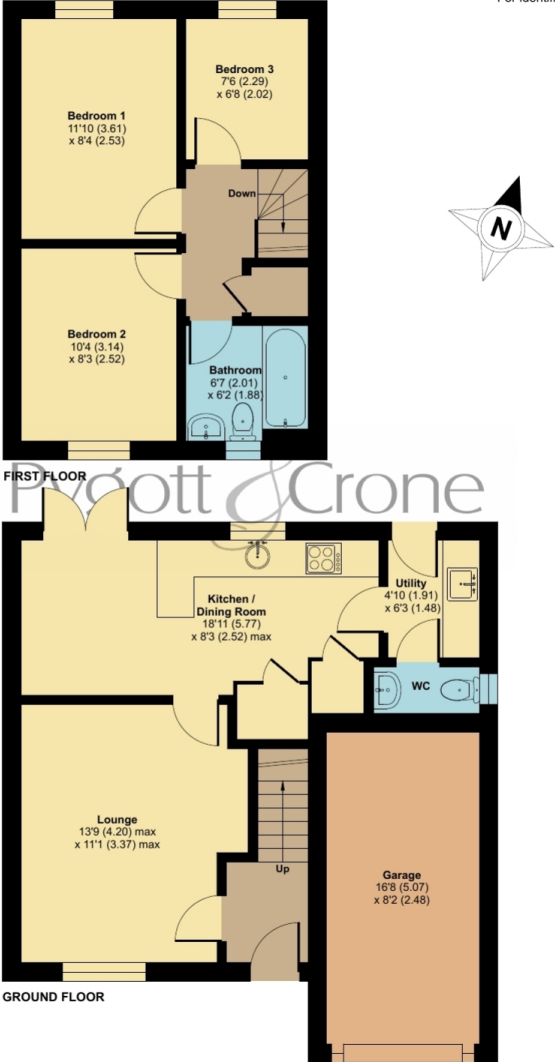




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Approximate Area = 774 sq ft / 71.9 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 909 sq ft / 84.4 sq m

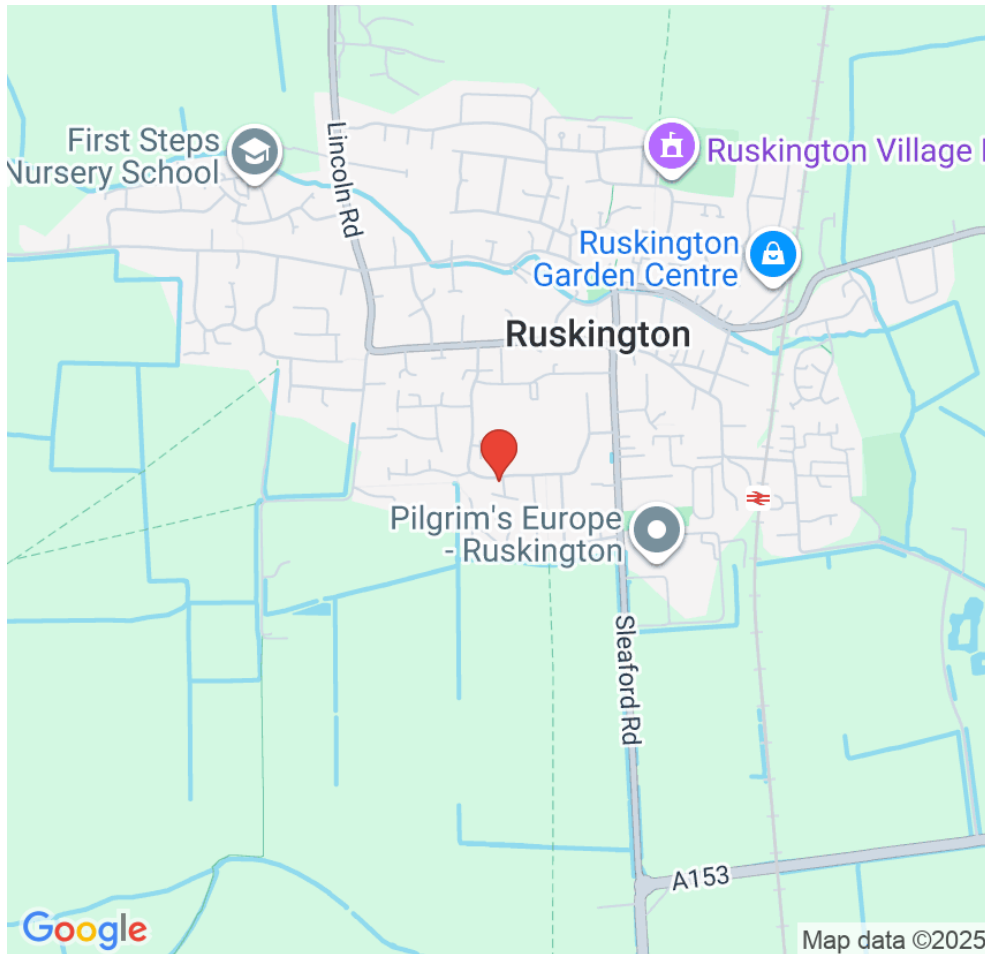
For identification only - Not to scale



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: 1387507



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is on the market with our Sleaford branch

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