



24 Sleaford Road  
Ruskington, Sleaford, Lincolnshire, NG34 9BY

Guide Price  
£145,000

## 3 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction – T & C's apply
- Reservation Fee Payable
- No Onward Chain
- Semi Detached 3 Bedroom Home
- Lounge, Extended Diner & Kitchen
- Single Garage Off Road Parking
- Single Story Extension To The Rear
- Highly Sought After Area
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 24 Sleaford Road, Ruskington, Sleaford, Lincolnshire, NG34 9BY](#)



## Overview

For Sale by the Modern Method of Auction - T & Cs Apply

Pygott & Crone are proud to present this 3 bedroom semi-detached home on Sleaford Road, Ruskington with No Onward Chain! This well-proportioned and extended home offers comfortable family living with a practical layout and excellent outdoor space.

The ground floor accommodation begins with a welcoming entrance hallway, providing access to a bright and spacious lounge. To the rear, the property has been thoughtfully extended to create a generous dining room with family room off which leads to the kitchen. Upstairs, the property comprises three good sized bedrooms all served via a family bathroom.

Externally, the property continues to impress with off-road parking to the front and the added benefit of a single garage, providing useful storage or additional parking. The rear garden offers a pleasant low maintenance outdoor space.

Ruskington remains a highly desirable village with a strong sense of community, offering a range of local amenities, schooling, and transport links to nearby Sleaford and beyond, making this an excellent choice for a variety of buyers. Early viewing is strongly recommended to appreciate all that this home has to offer.





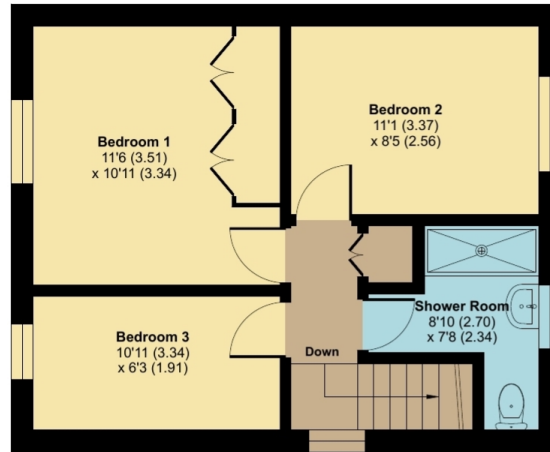
# Sleaford Road, Ruskington, Sleaford, NG34

Approximate Area = 1013 sq ft / 94.1 sq m

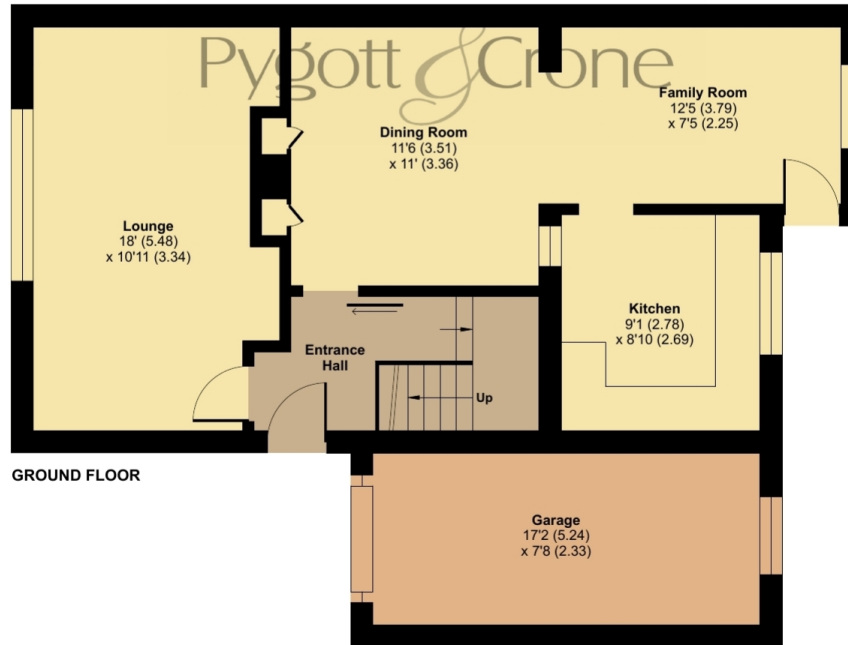
Garage = 131 sq ft / 12.1 sq m

Total = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1435107



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hall



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Ahmed Jilil  
Financial Services Director

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24 Sleaford Road, Ruskington  
is on the market with our Sleaford branch

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