



78 Westcliffe Road  
Ruskington, Sleaford, Lincolnshire, NG34 9AY

£275,000

## 3 Bedroom Detached Bungalow

- Freehold
- Spacious accommodation some 1148sqft
- Potential to extend & further improve
- Modern kitchen, lounge & dining room
- Detached brick garage & car port
- Large rear garden
- Gas central heating & UPVC double glazing
- No onward chain
- Popular village location
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 78 Westcliffe Road, Ruskington, Sleaford, Lincolnshire, NG34 9AY](#)



## Overview

Offered for sale with no onward chain, this established double bay fronted bungalow occupies a generous plot toward the edge of the village, enjoying large enclosed rear gardens. The property is well presented and maintained and offers spacious accommodation extending to approximately 1,148sq.ft, together with excellent potential for further improvement or extension, subject to the necessary consents. Features include gas fired central heating and uPVC double glazing.

The internal layout is both practical and well-proportioned, comprising a large entrance hallway, comfortable lounge, separate dining room / potential fourth bedroom, a modern kitchen, along with three bedrooms and a bathroom. The accommodation provides a solid foundation for buyers looking to modernise and create a home tailored to their own tastes.

Externally, the property stands on a particularly large plot, with a driveway providing ample off-road parking and access to a detached brick garage and adjoining car port. The rear gardens are mainly laid to lawn being a blank canvas.

This is an excellent opportunity to acquire a well-positioned bungalow with both immediate appeal and significant scope for enhancement. Early viewing is highly recommended.





# Westcliffe Road, Ruskington, Sleaford, NG34

Approximate Area = 1148 sq ft / 106.6 sq m

Garage = 173 sq ft / 16 sq m

Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



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: 1441940



## Location



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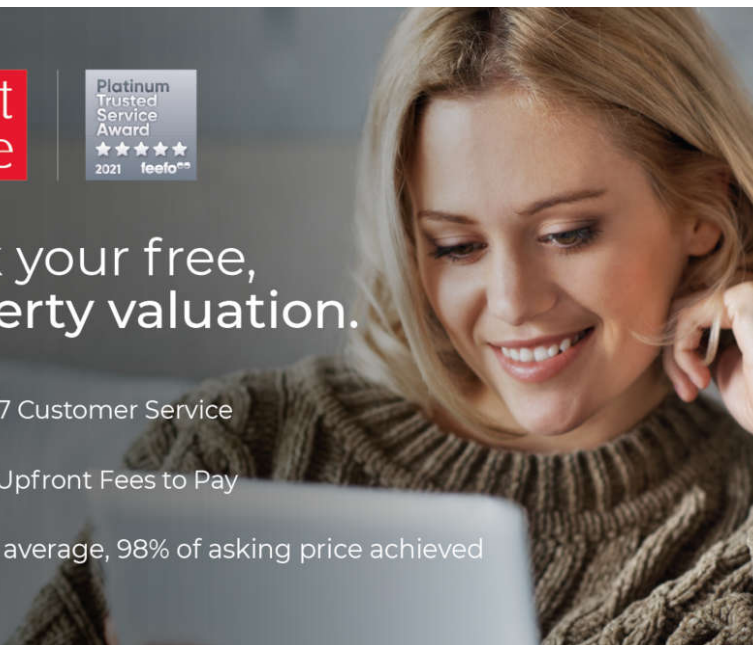
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