



Pygott
& Crone

31 Hillside Estate
Ruskington, Sleaford, Lincolnshire, NG34 9TJ

£205,000

3 Bedroom Semi-Detached House

- Freehold
- Extended three-bedroom semi-detached home
- Updated and improved by the current vendors
- Spacious lounge plus kitchen/diner
- Large conservatory providing additional living space
- Ground floor bathroom and separate cloakroom/WC
- Three generous bedrooms
- Extensive off-road parking to the front
- Enclosed rear garden in a popular village location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 31 Hillside Estate, Ruskington, Sleaford, Lincolnshire, NG34 9TJ](#)



Overview

Situated on the edge of the ever-popular village of Ruskington, this extended and significantly improved three-bedroom semi-detached home offers spacious, stylish accommodation ideally suited to modern family living. Benefitting from a range of upgrades by the current owners, the property combines practical living space with contemporary presentation throughout.



The accommodation begins with an entrance hall leading into a generous lounge, beautifully presented and ideal for everyday relaxation. The well-appointed kitchen/diner provides an excellent social space, while the substantial conservatory extension offers additional flexible living accommodation overlooking the rear garden. A key feature of the ground floor is the inclusion of both a modern bathroom and separate cloakroom/WC, enhancing convenience for family life.

Upstairs, the property provides three well-proportioned bedrooms, all presented to a good standard and offering comfortable accommodation for families, first-time buyers or those requiring home working space.

Externally, the property benefits from extensive off-road parking to the front, while the enclosed rear garden offers excellent outdoor space for entertaining, gardening or family enjoyment.

Conveniently located within easy reach of Ruskington's excellent amenities whilst also enjoying nearby countryside surroundings, this is a superb opportunity to acquire a spacious, move-in-ready home in a desirable village setting.

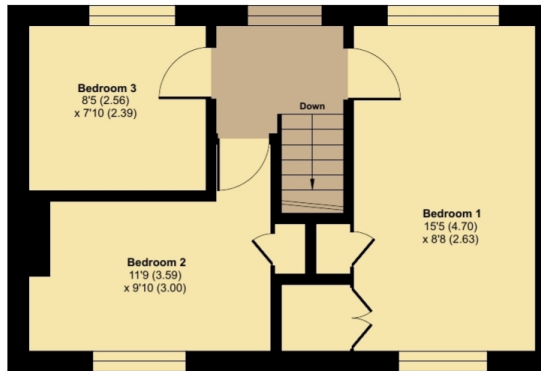




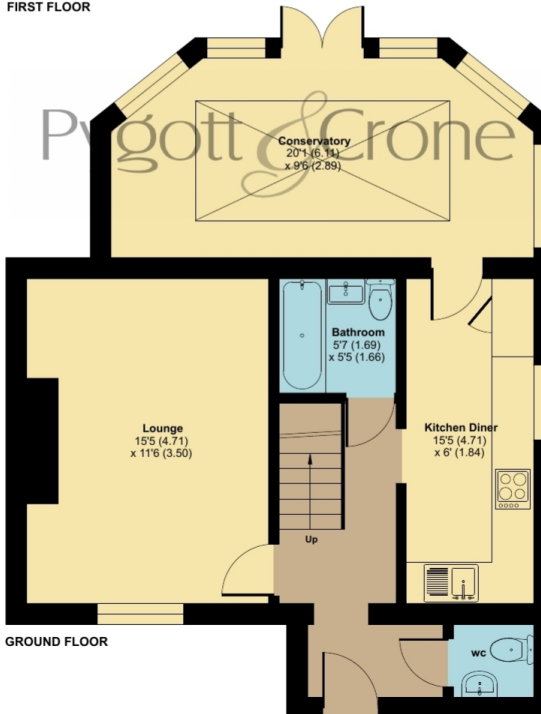
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Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



FIRST FLOOR

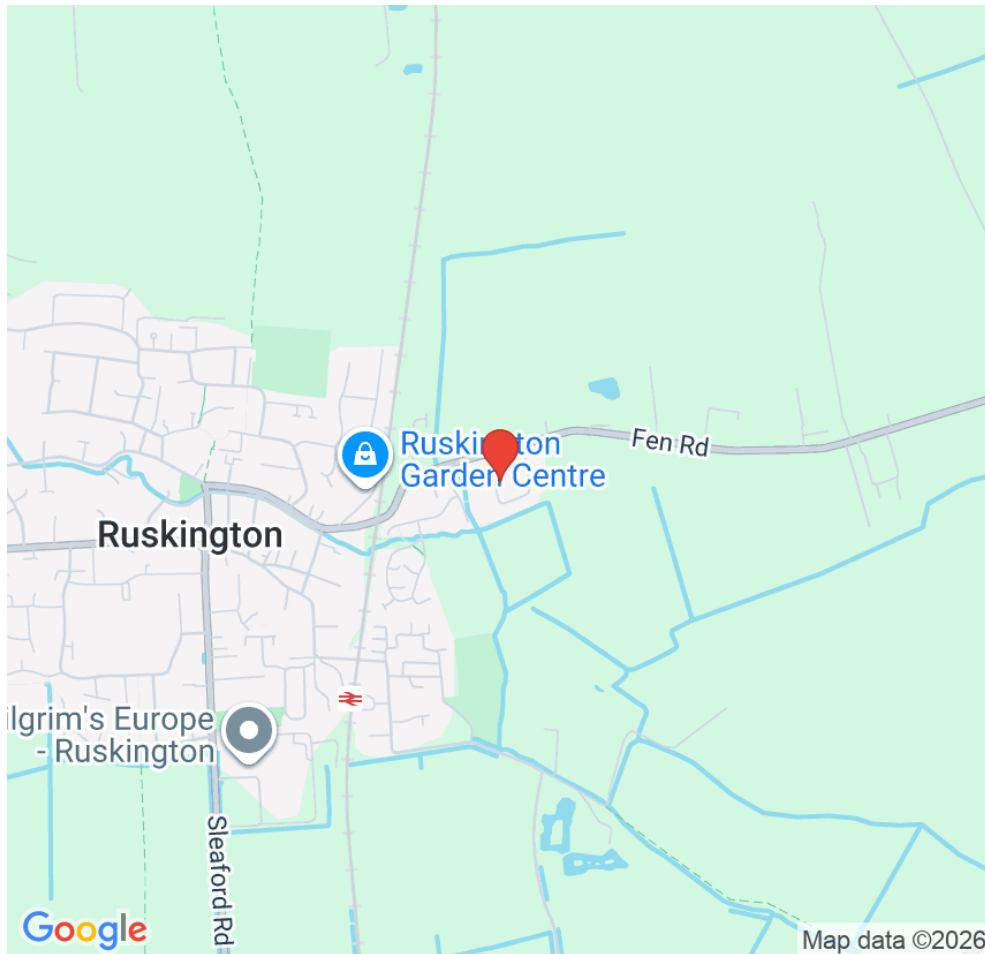


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1469838



Location



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is on the market with our Sleaford branch

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