



Honey Pot Cottage 54, Rectory Road
Ruskington, Sleaford, Lincolnshire, NG34 9AD

£184,950

2 Bedroom Cottage

- Freehold
- Charming two-bedroom semi-detached period home
- New bathroom/kitchen recently installed
- New flooring and redecorated throughout
- Two generous double bedrooms
- Characterful lounge with woodburner
- Kitchen/diner with useful separate utility area
- Gravelled driveway providing off-road parking for 3 vehicles
- Enclosed low-maintenance rear garden with two sheds
- No onward chain and convenient village location
- Gas central heating
- EPC Rating - D , Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for Honey Pot Cottage 54, Rectory Road, Ruskington, Sleaford, Lincolnshire, NG34 9AD



Overview

Situated in the popular village of Ruskington, walking distance to local amenities, this charming two-bedroom semi-detached home combine's period character with extensive refurbishment by current owner, creating an appealing property that is ready to move into. 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 current vendor has undertaken extensive improvements including a new bathroom, kitchen, new flooring and carpets, wood panelling, installing a wood burner and complete redecoration, giving the property a fresh and welcoming feel throughout whilst retaining and enhancing its character.



The accommodation begins with a pretty entrance porch leading into a spacious and characterful lounge with a newly installed wood burner, providing a comfortable everyday living space with a pleasant front aspect. To the rear, the new kitchen/diner offers plenty of room for both cooking and dining and space for dishwasher and fridge freezer. A large under stairs cupboard for coats and hoovers with a useful separate utility area providing additional practical space and plumbing for both washing machine and tumble dryer.

Upstairs are two large double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The new shower room provides a shower with rainfall and detachable showers, inbuilt vanity units both housing wc and sink.

Outside, the property benefits from a gravelled driveway providing off-road parking for three cars, whilst the enclosed rear garden has been designed with ease of maintenance in mind. Mainly gravelled, the garden provides useful outdoor space together with two sheds for storage.

With its combination of period character, recent improvements, two double bedrooms, private parking for three cars and lovely size garden, this property would make an excellent home for a first-time buyer, downsizer or investor. It is also offered with the significant advantage of no onward chain.

Agents Note - In accordance with the Estate Agents Act 1979 it should be noted that the vendor is an employee of the company Pygott & Crone and a personal interest is hereby declared.

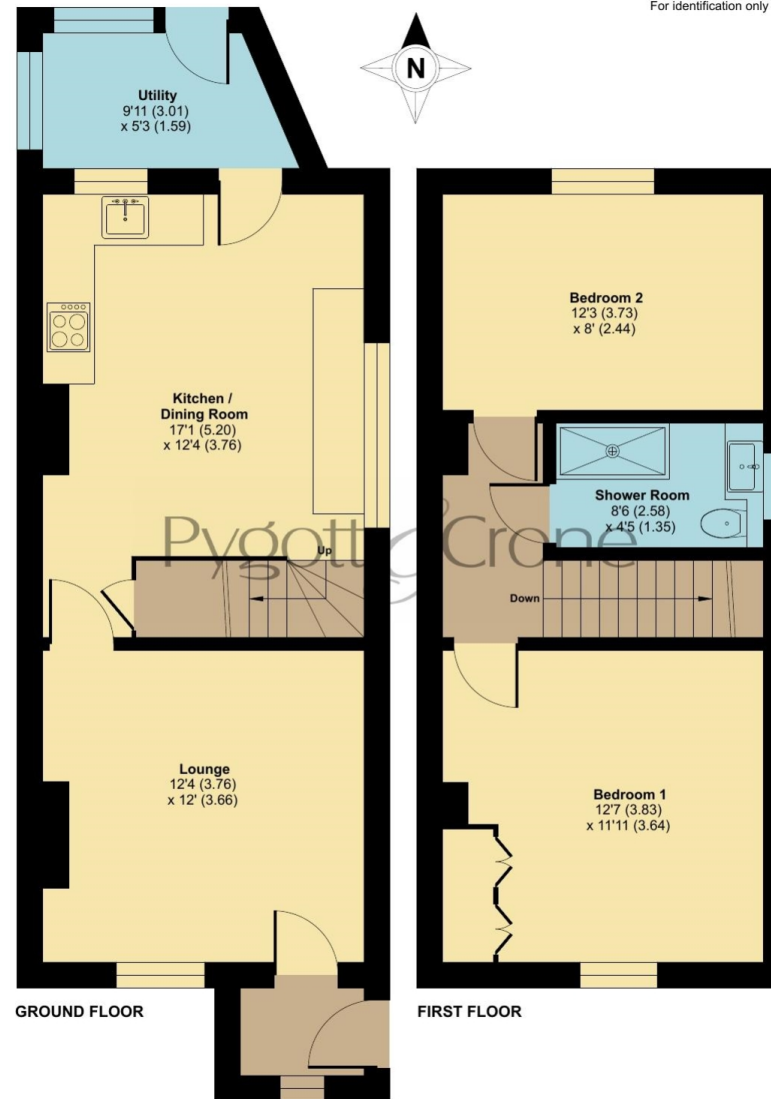




Rectory Road, Ruskington, Sleaford, NG34

Approximate Area = 806 sq ft / 74.8 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1528664



Location



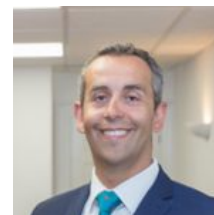
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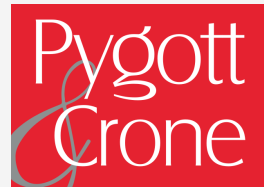





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