

***WESTCLIFFE ROAD,  
RUSKINGTON, NG34 9AU***



***£240,000***

***A spacious and extended Three Bedroom Detached House with Double Garage, situated on a larger than average plot with a South Facing Garden and offered to the market with No Forward Chain. The property is in need of modernisation throughout but offers good sized accommodation benefitting from Gas Centra Heating (some radiators not working) and majority Double Glazing. The full accommodation comprises Entrance Hall, Study Kitchen, Dining Area, 18'5 Lounge, Three Double Bedrooms with En-Suite to the master and Family Bathroom. Outside there is a drive providing Parking which leads to the Integral Garages, whilst the rear garden is particularly private. There is scope for further extension (subject to the necessary consents) and this property would make an ideal purchase for the person looking for a project to create a superb family home in a non estate setting.***

**Location:**

Ruskington is one of Lincolnshire's larger villages and has a range of shops and amenities to cater for most day to day needs including schools, doctor's surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

**Directions:**

Travelling from Sleaford on the A153, at the Speedway Corner roundabout, take the first exit and proceed into the village. Continue to the next roundabout and turn left into Rectory Road. Follow the road as it bears to the right into Lincoln Road and take the next turning on the left into Westcliffe Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having smoke alarm and radiator.

**Study: 2.92m (9'7") x 2.18m (7'2")**

Having radiator.

**Kitchen: 4.34m (14'3") x 3.30m (10'10")**

Having a range of matching wall and base units with worktop over, single drainer sink with pillar taps, space for electric cooker, floor mounted gas central heating boiler, space and plumbing for washing machine, coved ceiling, radiator and side entrance door.

**Dining Area: 4.11m (13'6") x 2.01m (6'7")**

Having radiator, side entrance door and an arch providing access to the:

**Lounge: 5.61m (18'5") x 4.14m (13'7")**

Having stone built feature fireplace, coved ceiling, ceiling downlighters, radiator and sliding patio doors to the garden.

Stairs from the hall provide access to the First Floor Landing having loft access, smoke alarm and radiator.

**Bedroom 1: 3.99m (13'1") x 2.97m (9'9")**

Having built-in double wardrobe and radiator.

**En-Suite:**

Having close coupled w.c, floating hand washbasin with pillar taps and separate shower cubicle with mains fed shower.

**Bedroom 2: 4.11m (13'6") x 2.44m (8'0")**

Having two single built-in store cupboards and radiator.

**Bedroom 3: 3.53m (11'7") x 3.20m (10'6") max**

Having built-in store cupboard and radiator.

**Bathroom: 2.82m (9'3") x 2.18m (7'2")**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over with shower screen, tiled splashbacks, airing cupboard and radiator.



**Study**



**Kitchen**



**Dining Area**



**Lounge**



**Bedroom 1**

**Outside:**

A gravelled drive provides Off Road Parking for a number of vehicles and approaches the **Integral Garages: Garage 1 - 4.95m (16'3") x 2.90m (9'6")**, **Garage 2 - 4.95m (16'3") x 2.77m (9'1")**, having dual manual up and over doors, power and lighting and an arch dividing the two. The remainder of the front is laid to lawn and partially enclosed by mature hedging and a concrete path leads to the side of the property. The **Rear Garden** has a large lawn area, patio and is partially enclosed by mature hedging and timber fencing. A cold water tap is fitted.

Council Tax Band D.



**En-Suite**



**Bedroom 2**



**Bedroom 3**



TOTAL FLOOR AREA: 1528 sq. ft. (142.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (12/25)



**Bathroom**



**Rear Garden**



**Further Garden Aspect**

**Agent's Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures &  
Fittings:*

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money  
Laundering  
Regulations  
2003:*

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 12/02/25*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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