

Sleaford Road, Ruskington, Sleaford



Total area: approx. 227.7 sq. metres (2451.3 sq. feet)



## 39 Sleaford Road, Ruskington, Sleaford, Lincolnshire, NG34 9BP

£535,000 Freehold

This charming individual detached home is nestled in a village location, offering a perfect blend of tranquility and convenience. The spacious accommodation includes a bright and airy living room, a separate dining room, and a versatile study, ideal for working from home. The well-equipped kitchen diner provides a wonderful space for family meals and entertaining.

Upstairs, the property boasts four generous double bedrooms, with the master featuring its own en-suite bathroom for added privacy and comfort. Outside, the front and rear gardens offer plenty of space for outdoor activities, while the driveway provides



UPVC window to rear aspect, fitted with a substantial range of wooden base and eye level units with slate effect bevel edged work surfacing over, one and a half bowl composite sink, ceramic hob with extractor over, double electric oven, space for dishwasher, breakfast bar, radiator, coving to ceiling.

**Utility Room** - 8'7" x 6'9" (2.62m x 2.06m) Composite door and UPVC window to side aspect, larder cupboard, base unit with bevel edged work top over, stainless steel sink, space for washing machine and tumble dryer, radiator, personal door to garage.



**Galleried Landing** - Staircase from reception hallway rises to galleried 1st floor landing having UPVC window to front aspect, radiator, coving to ceiling.

**Master Bedroom** - 18'1" x 13'1" (5.5m x 4m) Two UPVC windows to front aspect, telephone point, radiator coving to ceiling.

Walk through Dressing Area 6'3" x 3'7"

**En-Suite Bathroom** - Opaque glazed UPVC window to side aspect, fitted with a 3 piece suite comprising panelled bath with mixer shower over, close coupled WC, pedestal hand wash basin, extractor fan, radiator, coving to ceiling.



**Bedroom 2** - 14'3" x 12'7" (4.34m x 3.84m) UPVC window to rear aspect, television and telephone points, radiator, coving to ceiling.

**Bedroom 3** - 14'4" x 10'7" (4.37m x 3.23m) UPVC window to rear aspect, radiator, coving to ceiling.

**Bedroom 4** - 12'7" x 10'1" (3.84m x 3.07m) UPVC window to front aspect, radiator, coving to ceiling.

**Family Bathroom** - Opaque glazed UPVC window to rear aspect, fitted with a 5 piece suite comprising panelled bath Separate corner shower cubicle with mains fed shower over, close coupled WC, bidet, pedestal hand wash basin, radiator.



**Outside** - The property is set back from the road with a spacious tarmac driveway and turning area leading to the Double Garage 19' x 18'3" having 2 electric roller doors, personal door to Utility Room, light, poer points and workbench.

The front garden is laid to a shaped lawn and fronted by hedgings and trees and having inset shrubbery.

The rear garden is principally laid to a well proportioned lawn with paved patio, vegetable patch and greenhouse and surrounded by a shrub and flower border and enclosed by hedging and fencing.



Freehold

## ACCOMMODATION

**Reception Hallway** - Approached by a composite entrance door with UPVC window to front aspect the reception hallway has staircase to 1st floor, understairs storage cupboard, wall lights, coving to ceiling.

**Cloakroom** - UPVC window to front aspect, fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin.

**Study** - 9' x 8'3" (2.74m x 2.51m) UPVC window to front aspect, radiator, telephone point, coving to ceiling.

**Living Room** - 22'1" x 12'7" (6.73m x 3.84m) UPVC window to rear aspect, ornate adam style fireplace with marble backing and hearth housing living flame gas fire, television point, wall lights, radiator, coving to ceiling, archway to Dining Room.

**Dining Room** - 10'9" x 10'6" (3.28m x 3.2m) UPVC patio doors to rear aspect leading to garden, radiator, coving to ceiling.

**Kitchen Dining Room** - 16'5" x 15'3" max (5m x 4.65m max)