



Lincoln Road  
Ruskin ton

MOUNT & MINSTER



## Lincoln Road

Ruskington

A superbly extended and beautifully presented single storey dwelling, enjoying open-plan living at it's finest with glorious gardens on the edge of this popular village.

- Detached Bungalow
- Open-Plan Kitchen
- Lounge/Bedroom 3
- Two Double Bedrooms
  - Dressing Room
- Ensuite Shower Room
- Guest Bathroom
- Front & Rear Gardens
  - Summer House
  - Garage



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## DESCRIPTION

Standing in a prominent position on the edge of this pretty village, yet within easy reach of the amenities on the immediate doorstep, this splendid home offers high-end living at its very best. The immaculate accommodation includes a light and airy open-plan living kitchen with premium appliances and space for both living and dining, complemented by bi-fold doors out into the landscaped garden and the adjoining utility room. There is an additional lounge to the front elevation which could easily be converted to a third bedroom with a simple stud wall. The master bedroom suite enjoys both a dressing room and a premium ensuite, together with another double bedroom and an additional bath/shower room for guests.

## OUTSIDE

The property is approached onto a gravel driveway with ample private parking for multiple vehicles. The driveway extends down the length of the house to a garage with both vehicular and pedestrian doors. The small front garden is made up of a lawned area near to the front hedge, as well as shrubs and flower beds to the borders. The impressive rear garden has been beautifully landscaped to create a haven for flowers, trees and perennials. There are two lawned areas with a paved pathway leading to a summer house, together with a large pagoda with seating for outdoor dining entertaining.

## LOCATION

Ruskington is located 2.5 mile north of Sleaford, with the Cathedral City of Lincoln just 14 miles further north. Other major towns nearby include Newark and Grantham, both of which benefit from direct train links to London (approx 1 hour Grantham to King's Cross). Services in this large village include a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Coggesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.





#### SCHOOLS

Ruskington has two primary schools: Ruskington Winchelsea Primary School and Chestnut Street Church of England Primary School. Winchelsea was judged to be at a good standard when it was inspected by Ofsted in 2013; at which time it had 156 pupils on roll. Chestnut Street School converted to an Academy in 2012 and at its latest Ofsted inspection it had 293 pupils on roll and was judged to be, again, at a good standard. Further Primary Schools are located in Digby, Dunston and Metheringham.

In Sleaford, the town's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

#### SERVICES

The property is centrally heated throughout with mains water, gas, electricity and drainage all connected. Underfloor heating is located in the kitchen extension.

#### ENERGY PERFORMANCE

Rating: C

#### COUNCIL TAX

Band: A

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession on completion.

#### VIEWING

By prior arrangement with the Agents: 01476 851400.

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:  
T: 01476 851400  
@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





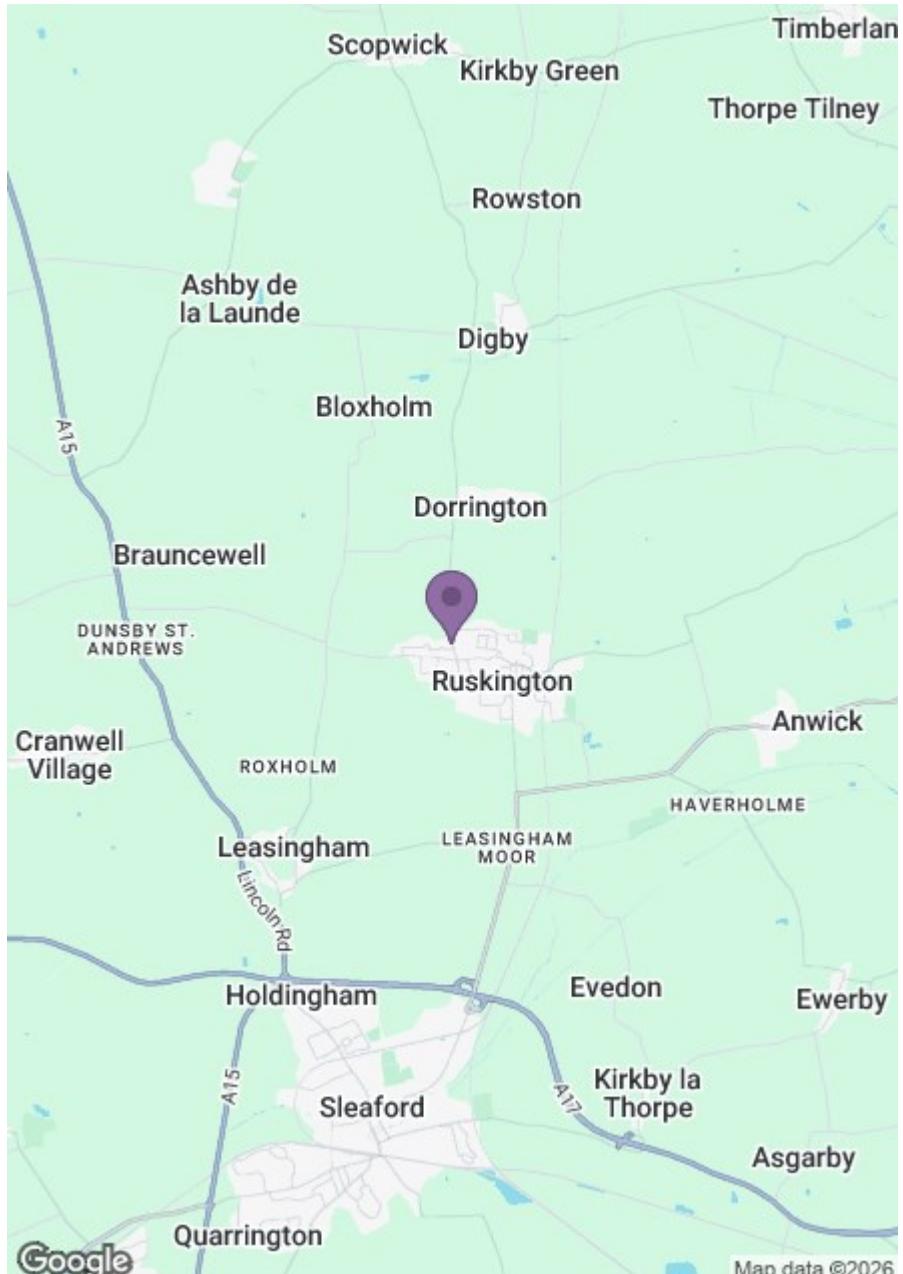
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**Approx. Gross Internal Floor Area 1534 sq. ft / 142.50 sq. m (Including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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