



Rectory Road  
Ruskington

MOUNT & MINSTER







# Rectory Road

Ruskington

A handsome house with plenty of kerb appeal, this splendid residence is superbly located within walking distance of the wide range of local amenities that this hugely popular village offers its privileged residents.

- Detached Home
- Three Reception Rooms
  - Kitchen Diner
  - Utility
- Four Bedrooms
- Three Bath/Shower Rooms
  - Double Garage
  - Ample Parking
- Front & Rear Gardens
- Desirable Location



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## DESCRIPTION

Located in the heart of this very popular village, this pretty and attractive home offers spacious living with a requirement for some modest modernisation. Accommodation briefly includes a lounge with a log-burner, an adjoining dining room with a pleasant curved bay window looking out over the garden, a double aspect living room with patio doors out into the rear garden, a traditional country kitchen with a dining space which is annexed by a large utility. Upstairs there are four generous bedrooms with two shower rooms and a bathroom.

## OUTSIDE

The property is approached onto a large paved driveway with ample parking for multiple vehicles and direct vehicular access into the double garage. There is a small front lawn with flower beds nearer to the garden wall with a small range of shrubs. There is a side access that also accommodates the bins to the gable end of the property.

The rear garden is predominantly laid to lawn with attractive trees and shrubs, together with a paved seating that's complimented by an adjoining covered pagoda, an ideal space for outdoor eating and entertaining. There is a small conservatory adjoining the rear of the garage.

## 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 Cogglesford 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.

### ENERGY PERFORMANCE

Rating: D

### COUNCIL TAX

Band: C

### 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.





## Rectory Road, Ruskington



**Approx. Gross Internal Floor Area 2057 sq. ft / 191.09 sq. m**

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

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