



The Bungalow, Ruskington Road
Westcliffe, Sleaford, Lincolnshire, NG34 8RD

BELL



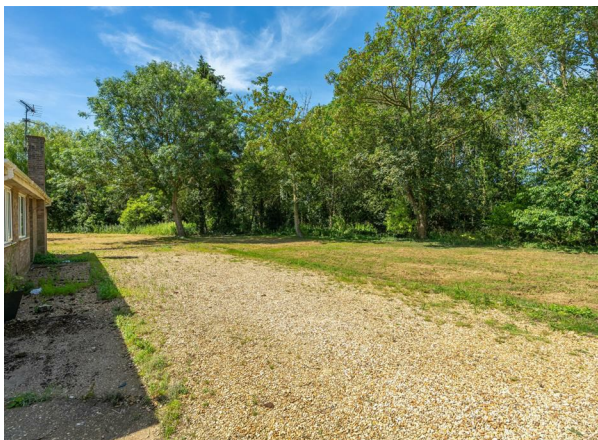


The Bungalow, Ruskington Road

Westcliffe, Sleaford, Lincolnshire, NG34 8RD

This a very discreetly located detached three bedroom bungalow in need of a significant scheme of refurbishment, standing within large tree sheltered country grounds extending to 0.5 of an acre (sts) in the hamlet of Westcliffe. The bungalow requires a comprehensive refurbishment and should be viewed as a redevelopment opportunity. The plot size offers potential for extension – subject to planning consents.

Ruskington (approximately 2 miles / 5 minutes' drive) provides a strong range of day-to-day amenities, including a Co-op food store, independent retailers, medical centre, pharmacy, primary schooling and a railway station with regular services to Sleaford, Lincoln and beyond. The village is well regarded locally and supports a stable residential market.



ACCOMMODATION



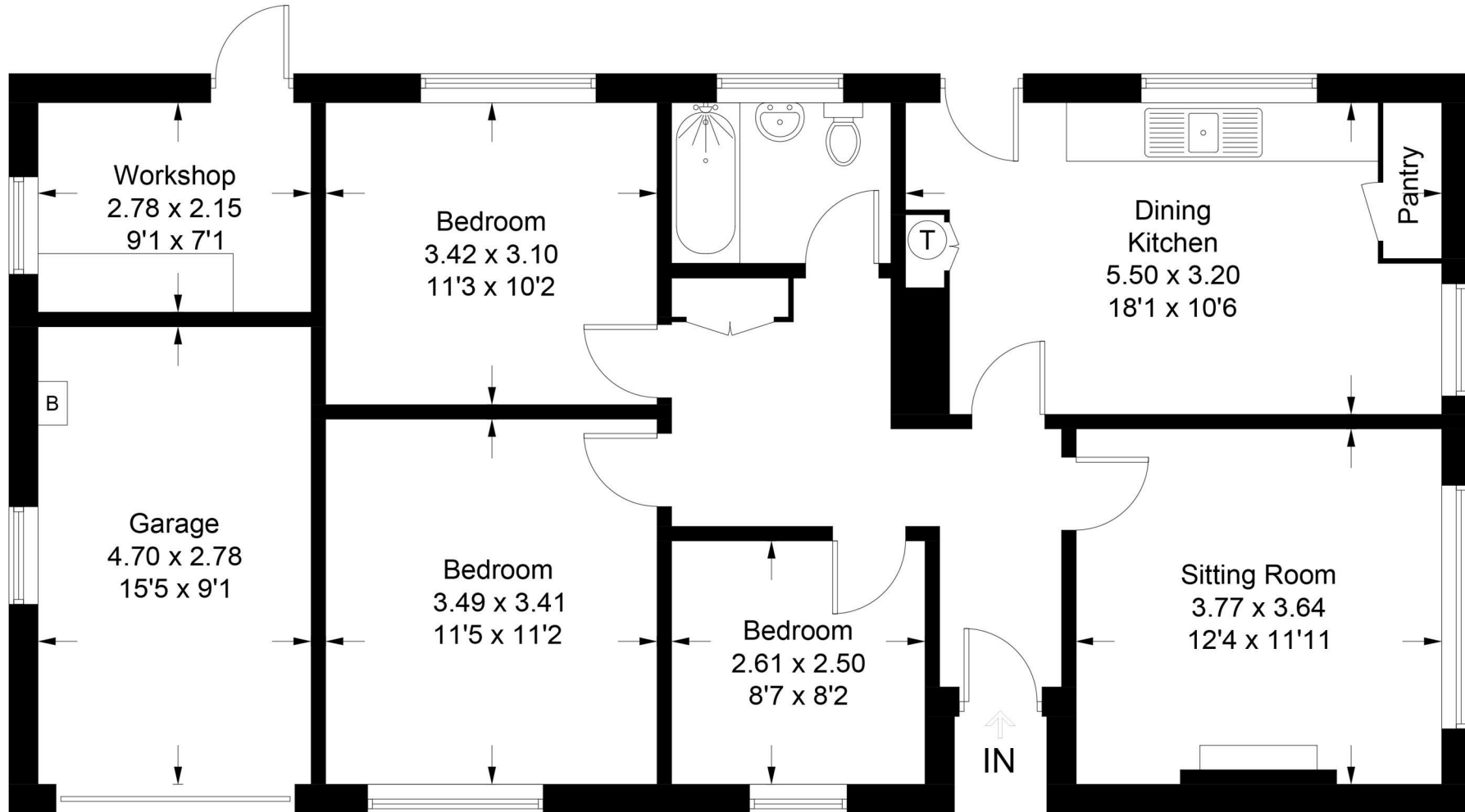


The Bungalow

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft

Garage / Workshop = 19.3 sq m / 208 sq ft

Total = 98.1 sq m / 1056 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

COUNCIL TAX: North Kesteven District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

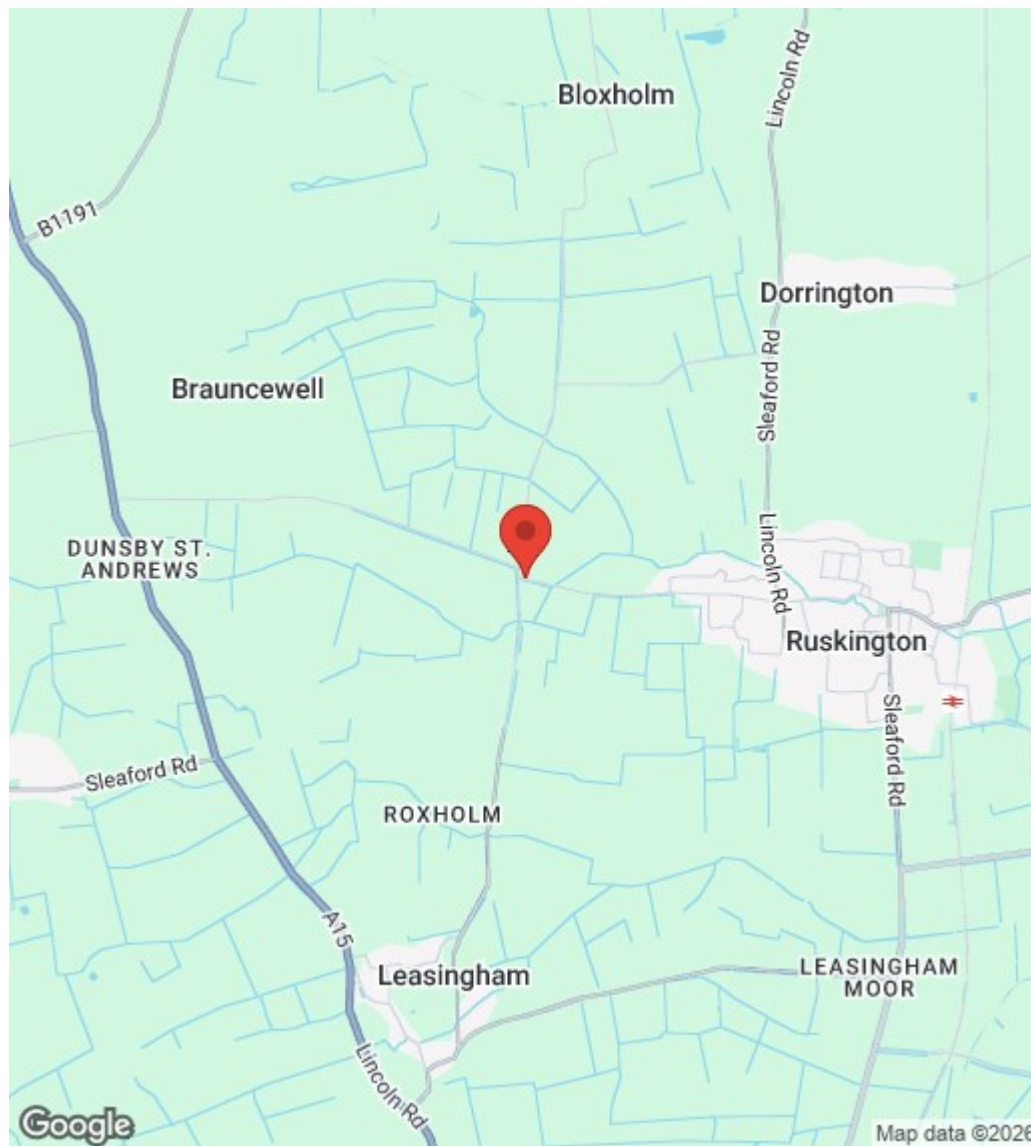
Website: www.robert-bell.org

Brochure prepared: 17th September 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43, Silver Street, Lincoln, LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
www.robert-bell.org

