



**12 Priory Road**  
Ruskington, Sleaford, Lincolnshire. NG34 9DJ

**BELL**





## 12 Priory Road

Ruskington, Sleaford

12 Priory Road is a detached two bedroom bungalow of traditional brick construction with grey tiled roof, east facing with solar panels installed. Decorative brick detailing to gable end and lattice feature panel to front elevation, uPVC windows. Ample off-road parking for multiple vehicles with a generous turning space and access to the garage. Mature hedging to front boundary with palm trees, bird bath feature and ornamental pond.

Ruskington is a large village close to the town of Sleaford having schools, shops, doctor's surgery and social facilities.

### ACCOMMODATION

**Spacious Central Hallway** running through the property having composite-style front door with decorative glazed inserts and matching side panels; exposed floorboards, built in storage cupboard, radiator with decorative cover, additional shelving recess, coving, pendant light fittings, wall mounted heating controls. High-level internal glazed feature panel allowing additional light. Doors to:

**Living Room** having large front-facing bay window, additional side window providing dual aspect feel, radiator beneath bay window. Decorative ceiling coving, exposed floorboards, substantial brick-built double-sided/open fireplace connecting through to dining/kitchen area with solid wooden mantle beam and inset wood-burning stove providing a focal point to the room, complete with decorative wrought iron fire guard with fleur-de-lis detailing.







**Dining Kitchen** a spacious open-plan dining/kitchen arrangement with clearly defined cooking, preparation and dining zones providing a strong sociable layout ideal for family living with excellent natural light from rear-facing window and conservatory.

**Kitchen Area** being west facing, having an extensive range of fitted painted shaker-style cabinetry wall and base units (soft sage tone), tall pantry-style cupboards providing additional storage, decorative routed panel detailing and contrasting dark laminate work surfaces with additional drawer and shelving storage beneath. Butcher-block style preparation area with tiled splash backs. Freestanding central island unit. Leisure range-style cooker with multiple oven compartments, electric hob with large black extractor hood with glass underside, integrated Bosch dishwasher, space and plumbing for washing machine. Wall mounted Vaillant ecoTEC pro 28 gas combination boiler. Tiled splash back behind cooking zone, stainless steel sink with drainer inset to work surface, recessed ceiling spotlights to kitchen area. uPVC rear access door to garden with frosted glazed upper panel allowing natural light.

**Dining Area** with feature double-sided fireplace to living room, neutral décor with patterned feature wallpaper, space for family dining table and chairs, ceiling light fitting. Excellent flow into:

**Conservatory** of uPVC framed construction, fully glazed elevations, pitched polycarbonate roof with dwarf wall base. Double glazed French doors opening to rear garden.



**Principal Bedroom** east facing and well proportioned with large window providing good natural light; radiator. built in storage cupboard with traditional panelled doors, combination of exposed floorboards with fitted carpet area and ceiling light fitting.

**Bedroom 2** west facing double bedroom, overlooking the rear garden; radiator, built-in wardrobe with overhead cupboard storage and traditional panelled cupboard doors, additional fitted storage units either side of the French doors and alcove space.





French style glazed doors providing excellent natural light, integrated pet flap within the lower door panel practical benefit for pet owners, exposed floorboards and ceiling light fitting.

**Bathroom** having two windows overlooking the rear garden; panel spa bath with mixer tap/shower attachment, separate shower cubicle, wash hand basin and low level WC. Tiled floor and walls, built in storage cupboard with shelving, radiator and ceiling light.

## OUTSIDE

The property benefits from extensive tarmac driveway spanning the width of the property with a generous turning space providing direct access to **Detached Garage**- brick-built with pitched tiled roof, up-and-over door. Side pathway with gated access to the rear garden. Enclosed rear garden with panel fencing, paved patio area directly to rear of conservatory, lawn area with scope for landscaping. External wall lighting.

**Additional Wooden Outbuilding** situated adjacent to the garage, suitable for storage, workshop or hobby use with multiple glazed windows. Potential for refurbishment or replacement.

North Kesteven District Council – Tax band: C

**ENERGY PERFORMANCE RATING: C**

**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 Office...

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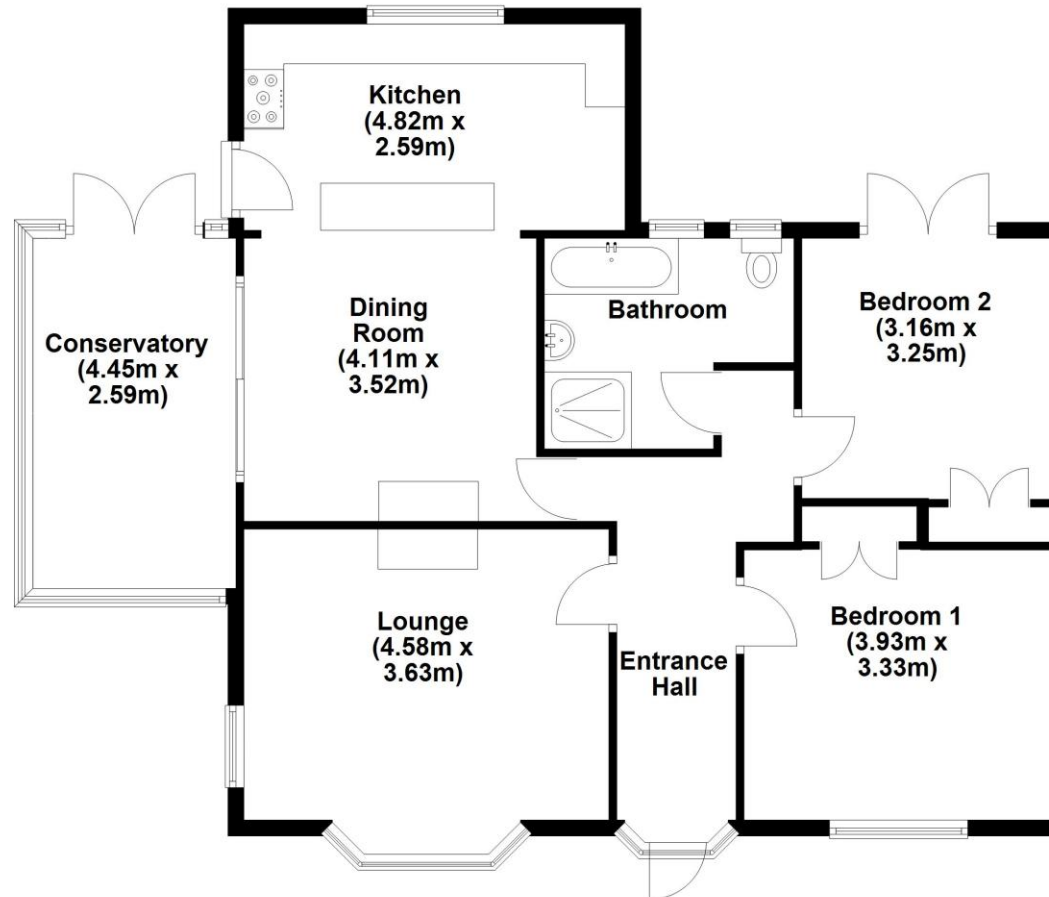






## Ground Floor

Approx. 99.1 sq. metres (1067.1 sq. feet)



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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