



12 Cedar Close  
Rusksington, Sleaford, Lincolnshire. NG34 9FH

**BELL**



## 12 Cedar Close Ruskington

12 Cedar Close is a versatile 3/4 bedroom detached family home, located to a private position on a small close of similar properties. Excellently presented and well-appointed with modern kitchen and bathroom fittings, the property is flexible to suit a range of potential purchasers; with multi-generational living facilitated by a ground floor bedroom and shower room. A front-facing living room leads through to dining room and conservatory, with kitchen and utility completing the ground floor; three bedrooms (one with en suite) and family bathroom are above.

The property enjoys a well-maintained, varied garden with lawned spaces, mature flower beds and a small pond to the rear; driveway parking to the front.

### ACCOMMODATION

**Entrance Hallway** with wood double glazed (coloured), obscure front entrance door, wood effect flooring, carpeted staircase to first floor, radiator, ceiling light. Doors to accommodation including:

**Lounge** having uPVC double glazed window to front aspect; gas fire to stone style surround, wood effect flooring, TV point, ceiling light and power points. Wood glazed door to:

**Dining Room** with wood effect flooring, radiator, ceiling light and power points. Double glazed French doors to:

**Conservatory** having uPVC double glazed windows to side and rear, French doors to side and wood effect flooring.

**Kitchen** having uPVC double glazed window to rear aspect; 1 ½ bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer, Beko oven and grill, four ring hob, wood effect flooring and ceiling light. Open arch to:

**Utility** with uPVC double glazed obscure door to side, window to rear aspect; storage units to base level, radial sink to roll edge worktop, space and connections for under counter washing





machine. Wood effect flooring, wall mounted boiler, radiator and ceiling light.

**Bedroom / Studio / Snug** having uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling lights and power points. Door to:

**Shower Room** having wood double glazed obscure window to side aspect; wide shower cubicle with board surround, wash hand basin to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling lights.

### First Floor

**Landing** with wood effect flooring, built in airing cupboard and ceiling light. Doors to bedrooms and to:

**Bathroom** having uPVC double glazed obscure window to front aspect; panel bath with electric shower over and tiled surround, wash hand basin to storage unit and low level WC. Heated towel rail and ceiling light.

**Bedroom 1** having uPVC double glazed window to front aspect; wood effect flooring, built in wardrobe storage, TV point, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with electric shower over and board surround, wash hand basin and low level WC. Tile effect flooring, heated towel rail and ceiling light.

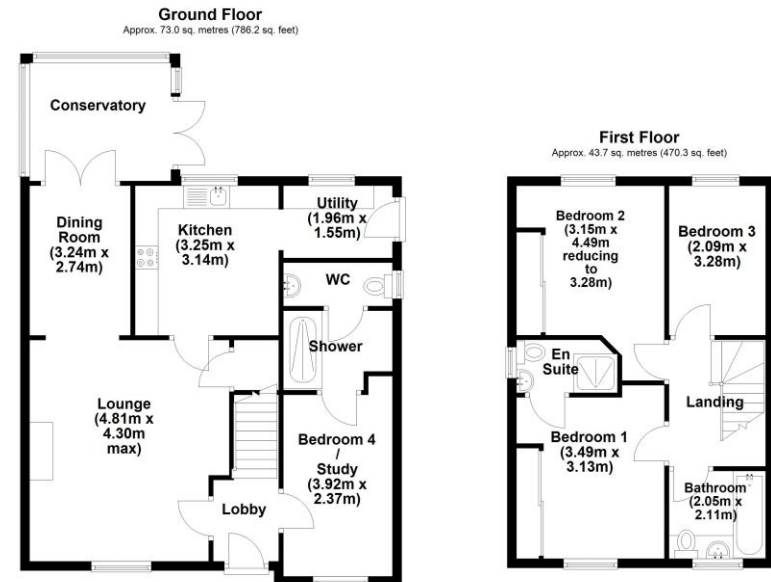
**Bedroom 2** with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

**Bedroom 3** having uPVC double glazed window to rear aspect; wood effect flooring, built in hybrid bed / desk tilting unit with cupboards, shelving and wardrobe storage, radiator, ceiling light and power points.

### OUTSIDE

The property is approached up a wide, brick paved driveway standing multiple vehicles; with the front garden space being lawned with mature shrubs inside a picket fence front





Total area: approx. 116.7 sq. metres (1256.5 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.

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

43 Silver Street, Lincoln. LN2 1EH.

Tel: 01522 538888

Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 18.6.2026

**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](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

