

# Three-bedroom detached bungalow

48 Lincoln Road, Ruskington, Sleaford, Lincolnshire, NG34 9AP // Freehold  
// Male 68, Female 72, Female 86

£220,000	Independent RICS valuation
100%	Percentage offered
£220,000	Value of percentage offered
£107,546	Investment price
£112,454	Discount

Investment offered at **51.1%** below RICS vacant possession value



# Property images



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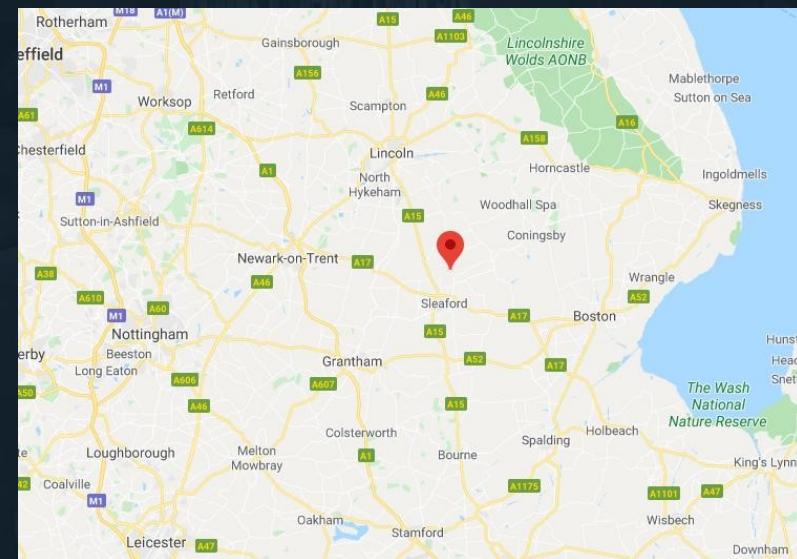


# Location Overview

Ruskgton is a large village in the middle of Lincolnshire. Property prices have grown strongly here with the NG34 area rising by 5% since May 2019. In late 2019, developers submitted final plans for a 73-home scheme in Ruskgton to keep up with the demand for property in the area. Inbetween Lincoln, Newark-on-Trent and Boston all less than half an hours drive away, the local area attracts many commuters looking for a more relaxed, out of town life. Like many areas further north, house prices have withstood the test of Brexit and look likely to flourish in the upcoming years. From an investment perspective, this is an interesting location to keep an eye on.

1%*	12-month growth from Dec 18 to Dec 19
206%*	20-year growth from Dec 98 to Dec 18
£107,546	Investment price
£220,000	Investment value
£267,663	5-year value (4% HPI)
£325,653	10-year value (4% HPI)
£482,47	20-year value (4% HPI)

\*Figures from home.co.uk



# Property Overview

## Key Features

- Modern bungalow
- En suite & family bathroom
- Detached garage & driveway
- Minutes from train station

## Measurements

Lounge	17'5 x 16'
Kitchen	17'7 x 15'6
Bedroom	13'9 x 11'1
Bedroom	13'8 x 9'8
Bedroom	13'8 x 7'10
Bathroom	8' x 6'3
Garage	20'3 x 13'5

## Floorplan



## Comparables

Floorplan

£260,000

3 bedroom bungalow for sale

The Firs, Ruskington

NO LONGER ADVERTISED **SOLD STC**

### Key features

Detached Bungalow | Three Bedrooms | Lounge | Kitchen Diner | Garden Room | Village Location | Garage & Workshop | EPC Rating C

Marketed from 4 Apr 2019 to 16 Sep 2019 (164 days) by Newton Fallowell, Sleaford, Sales

### Sold price history

1 Nov 2019	£260,000
22 May 2018	£245,000
16 Jun 2000	£30,000