

Legion Way, Ruskington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Legion Way, Ruskington, Sleaford, Lincolnshire, NG34 9XH

£205,000 Freehold

Winkworth are delighted to offer for sale this extremely spacious two bedroom home on the Flaxwell Fields Development in Ruskington. Completed only in October 2023, the Chanceoption Homes Built property is simply stunning and an early viewing is highly recommended to appreciate what is on offer. The property benefits from a high specification German Kitchen, spacious lounge with a bay window, perfect for your Christmas Tree, and a downstairs cloakroom. Upstairs there is two double bedrooms with a stunning family bathroom. The loft is also fully boarded. Outside, there is a block paved driveway giving off road parking for two cars. There is also an enclosed rear garden which is fully enclosed with a generous sized shed which could be included in the sale via separate negotiation. This will not hang around!

Two Bedroom End of Terrace Home | Chanceoption Homes Build | Immaculate Inside | German Kitchen | Two Double Bedrooms | Downstairs Cloakroom | Off Road Parking | Popular Village of Ruskington



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See things differently.

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See things differently.

ACCOMMODATION

Entrance Hall

Lounge - 13'9" x 15'8" (4.2m x 4.78m)

Kitchen Diner - 9'8" x 15'8" (2.95m x 4.78m)

Downstairs Cloakroom

First Floor Landing

Bedroom One - 15'8" x 10'4" (4.78m x 3.15m)

Bedroom Two - 9'7" x 15'8" (2.92m x 4.78m)

Family Bathroom

Agents Note - There is a management fee for this development of approx £100 per anum.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

SERVICE CHARGE

Approx £100 per anum.

