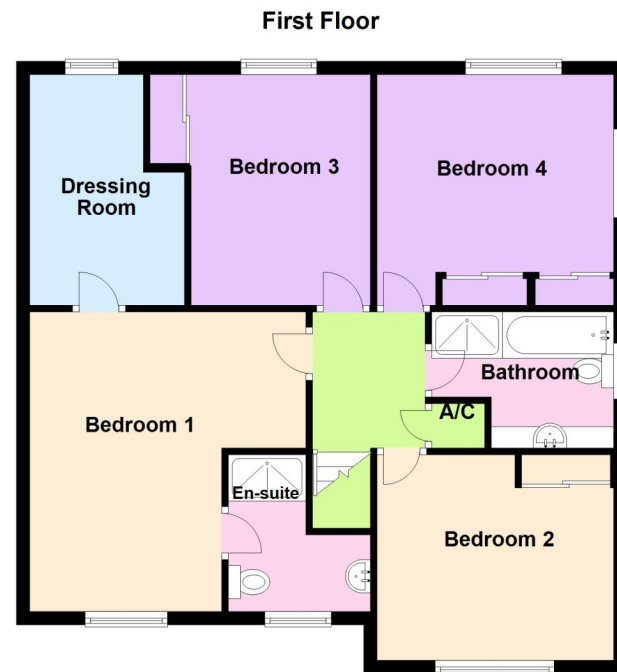
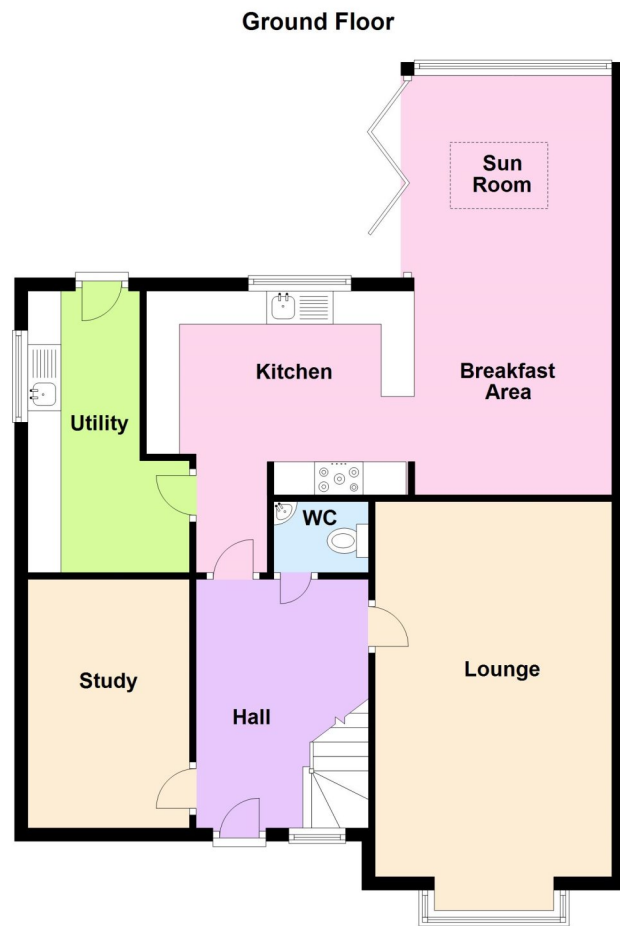


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	91
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



52 Coteland Road, Ruskington, Sleaford, Lincolnshire, NG34 9XL

£440,000 Freehold

RARELY AVAILABLE This Four Bedroom Detached family home has only been constructed within the last 12 months and is a great opportunity to buy, with no other Four Bedroom Detached homes being sold on the rest of the popular Flaxwell Fields development in Ruskington.

LESS THAN A YEAR OLD | FOUR BEDROOM DETACHED FAMILY HOME | HIGH SPECIFICATION THROUGHOUT | SUN ROOM | DRESSING ROOM AND EN-SUITE TO MASTER | OFF ROAD PARKING WITH A GARAGE | HEAPS OF OFF ROAD PARKING | SOUTH FACING REAR GARDEN | BUILT BY CHANCEOPTION HOMES | POPULAR LOCATION



The property boasts a fantastic position with a generously sized garden which is south facing. It benefits from extremely spacious accommodation throughout including Four Double Bedrooms, all benefitting from built in wardrobes, En-Suite to Master and a stylish Family Bathroom. The Master Bedrooms also has its own walk in dressing room.

The stunning Kitchen/Breakfast boasts ample base and eye level units with quartz work surfaces, a breakfast bar area and a sun room to the rear which has a roof lantern.

There is also plenty of off road parking with a detached garage.

The full accommodation comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Study, Kitchen/Breakfast Room, Sun Room, Utility, Four Bedrooms, En-Suite Shower Room and a Family Bathroom.

Come and have a look!

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 18'5" x 11'7" (5.61m x 3.53m)

Study - 12'3" x 8' (3.73m x 2.44m)

Kitchen/Breakfast Room - 23' x 10'1" (7m x 3.07m)

Sun Room - 10'6" x 9'7" (3.2m x 2.92m)

Utility Room - 15'4" x 8' (4.67m x 2.44m)

Bedroom One - 15'9" x 13'6" (4.8m x 4.11m)

Walk in Dressing Room - 10' x 7'1" (3.05m x 2.16m)

En-Suite Shower Room

Bedroom Two - 11'7" x 10'1" (3.53m x 3.07m)

Bedroom Three - 11'7" x 10' (3.53m x 3.05m)

Bedroom Four - 10'1" x 9'7" (3.07m x 2.92m)

Family Bathroom

Detached Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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