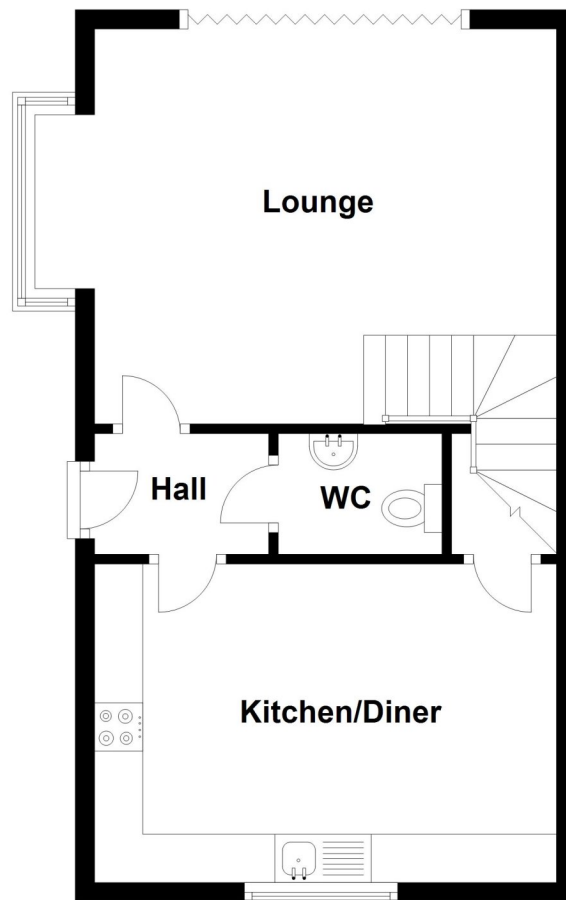


Coteland Road, Ruskington, Sleaford

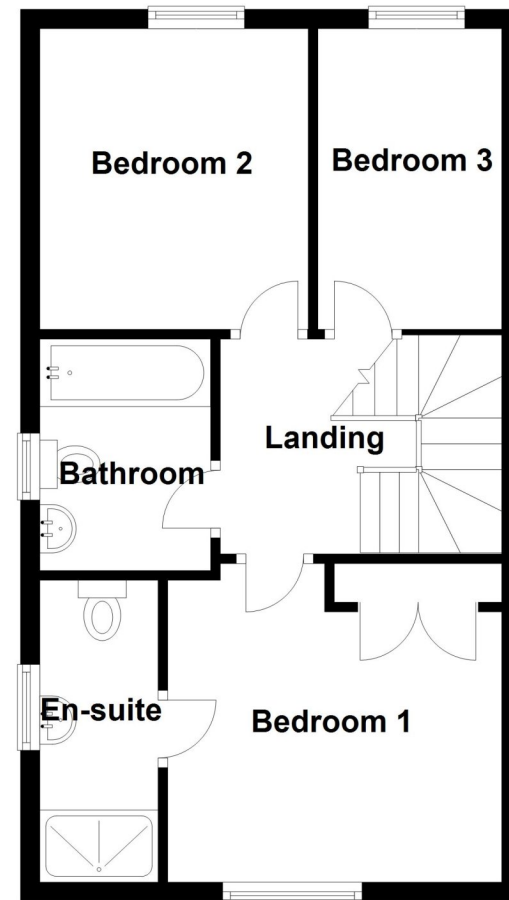
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	84	
(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	

Ground Floor



First Floor



2 Coteland Road, Ruskington, Sleaford, Lincolnshire, NG34 8AF

£225,000 Freehold

Winkworth are delighted to offer for sale this absolutely stunning Three Bedroom Semi-Detached Home, built by well renowned local builder ChanceOption Homes. Internally the property has been finished to a high specification including a German engineered RotPunkt Kitchen with built in Bosch appliances, there is underfloor heating downstairs and the property is immaculately presented. The accommodation comprises of Entrance Hall, Downstairs W/C, Kitchen/Diner, Lounge with Bi-folding doors, Three Bedrooms, En-Suite and a Family Bathroom. A viewing of this property is highly advised to appreciate the quality it has to offer.

THREE BEDROOM SEMI-DETACHED HOME | BUILT BY CHANCEOPTION HOMES | POPULAR VILLAGE | STUNNING FINISH | OFF ROAD PARKING | EN-SUITE TO MASTER



Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.



See things differently.

ACCOMMODATION

Entrance Hall

Downstairs W.C

Kitchen - 15'9" x 10'10" (4.8m x 3.3m)

Lounge - 15'9" x 13'5" (4.8m x 4.1m)

First Floor Landing

Bedroom One - 11'4" x 10'10" (3.45m x 3.3m)

En-Suite

Bedroom Two - 10'3" x 9'2" (3.12m x 2.8m)

Bedroom Three - 10'3" x 6'3" (3.12m x 1.9m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

