



Coteland Road, Ruskington
£215,000



- Semi-detached House
- Two Double Bedrooms
- Immaculately Presented & High Specification Throughout
- Accessible Large Rear Garden

- Built Only Three Years Ago
- Underfloor Heating Downstairs
- Freehold
- EPC rating B
- Current Council Tax Band B

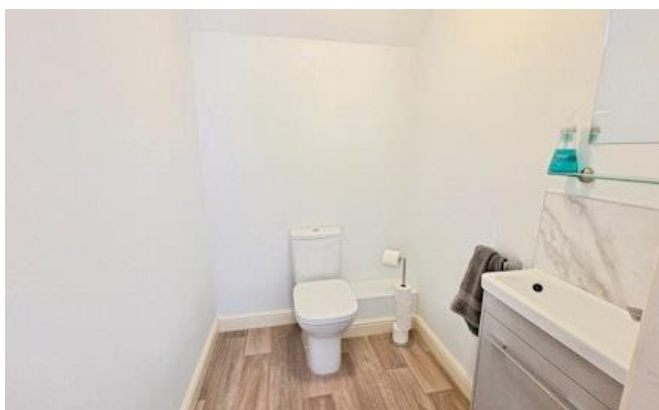


Situated on the popular Flaxwell Fields development in Ruskington, this beautifully presented two double bedroom semi-detached home is just three years old and finished to a high specification throughout. Offering Bosch integrated appliances, underfloor heating to the ground floor and accessibility adaptations, the property combines modern style with practical living. The generous rear garden has also been thoughtfully designed with wheelchair access in mind, making this an ideal home for a range of buyers.

The accommodation is entered via a welcoming entrance hall, leading through to a spacious dual aspect lounge with french doors opening onto the rear garden, creating a bright and inviting living space. The contemporary kitchen/diner is fitted with a range of modern wall and base units with complementary worktops and Bosch integrated appliances including a fridge/freezer, washing machine and dishwasher. A useful understairs storage cupboard and a ground floor WC complete the ground floor, while underfloor heating runs throughout for added comfort.

To the first floor are two generous double bedrooms, with the principal bedroom benefitting from a built-in wardrobe. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, the property enjoys an enclosed rear garden with an extended patio laid level with the french doors, specifically designed to provide seamless wheelchair access between the house and garden. The remainder is laid to lawn, with a powered shed providing excellent storage or workshop space. Off-road parking is available to the front.



Ruskington is a highly regarded village offering a wide range of amenities including independent shops, supermarkets, cafes, public houses, a doctors' surgery, primary and secondary schools, and a railway station with direct services to Lincoln, Sleaford and Peterborough. The village enjoys a strong community atmosphere while offering excellent road links to Sleaford, Lincoln and Grantham, making it an ideal location for commuters and families alike.

Lounge

4.13m x 4.69m (13'6" x 15'5")

Breakfast Kitchen

3.11m x 4.69m (10'2" x 15'5")

WC

Bedroom One

3.36m x 4m (11'0" x 13'1")

Bedroom Two

3.91m x 5.34m (12'10" x 17'6")

Bathroom



Management Charge

This development is subject to an annual maintenance charge, please contact our office for more information.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

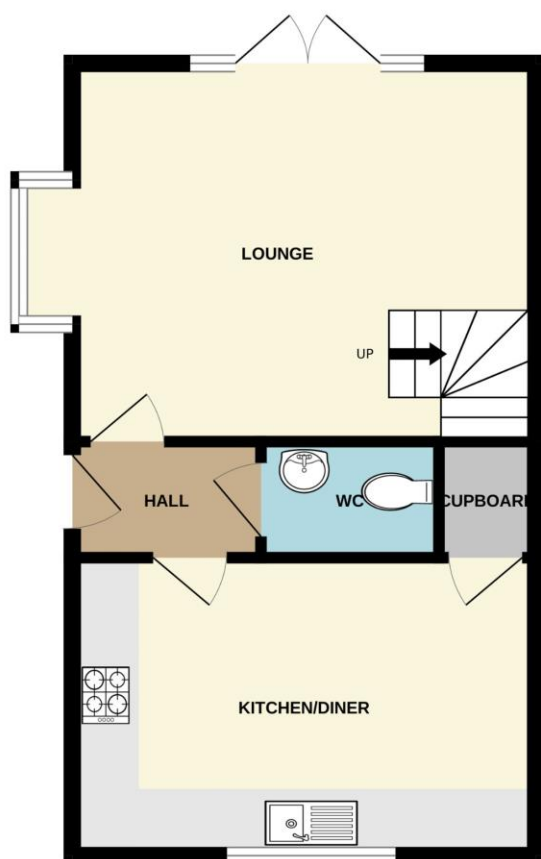
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

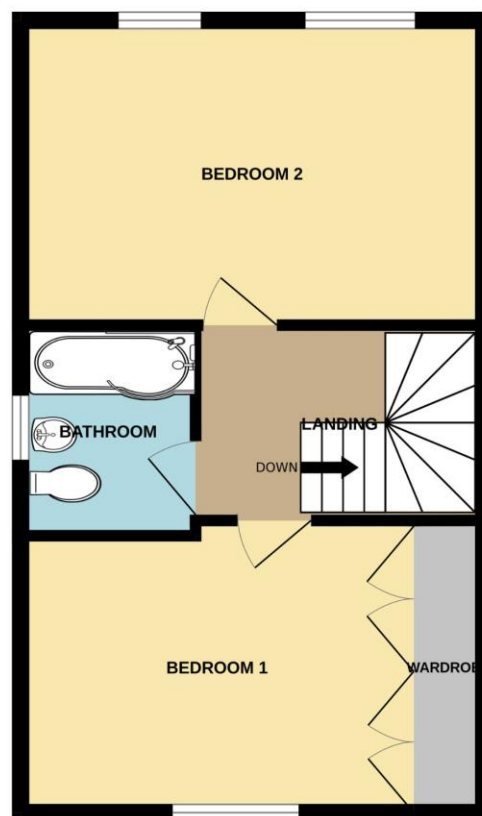


Floorplan

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



29 COTELAND ROAD, RUSKINGTON

TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk