



Coteland Road, Sleaford
£240,000



3



2



1

£240,000

- Semi-Detached House
- Three Double Bedrooms
- Large Plot with Parking for 6 Vehicles
- Immaculately Presented Throughout
- Current Council Tax Band B
- Built by Chanceoptiom Homes
- Underfloor Heating and High Specification Throughout
- Freehold
- EPC rating B



Situated within the ever-popular village of Ruskington, this deceptively spacious three-bedroom semi-detached home is only four years old and occupies a generous corner plot on the sought-after Flaxwell Fields development, built by renowned local builders Chanceoption Homes.

The accommodation begins with a welcoming entrance hall, which provides access to an impressive open-plan kitchen diner with ample space for a six-seater dining table. The kitchen is fitted with a range of integrated appliances, including a fridge freezer, dishwasher and washing machine, while French doors open directly onto the rear garden. The generously proportioned lounge also features bi-fold doors leading outside, creating a bright and inviting living space. A separate ground-floor WC completes the accommodation on this level, with underfloor heating fitted throughout the ground floor.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom benefits from en-suite facilities, while the remaining bedrooms are served by a modern family bathroom.

Outside, a substantial parking area to the side provides off-road parking for up to six vehicles. To the rear is a generous corner-plot garden offering plenty of space for relaxing and entertaining, complete with a timber summer house and useful storage shed.

This is an excellent opportunity to acquire a spacious, modern home on one of Ruskington's most desirable developments.



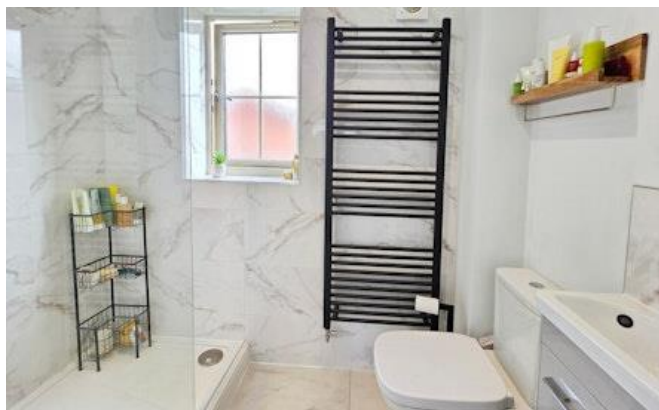
Lounge
4.93m x 3.3m (16'2" x 10'10")

Kitchen Diner

Bedroom One
3.49m x 3.13m (11'6" x 10'4")

Bedroom Two
3.95m x 2.6m (13'0" x 8'6")

Bedroom Three
2.25m x 2.87m (7'5" x 9'5")



Agents Note

These are draft particulars awaiting vendor approval.

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Financial Services

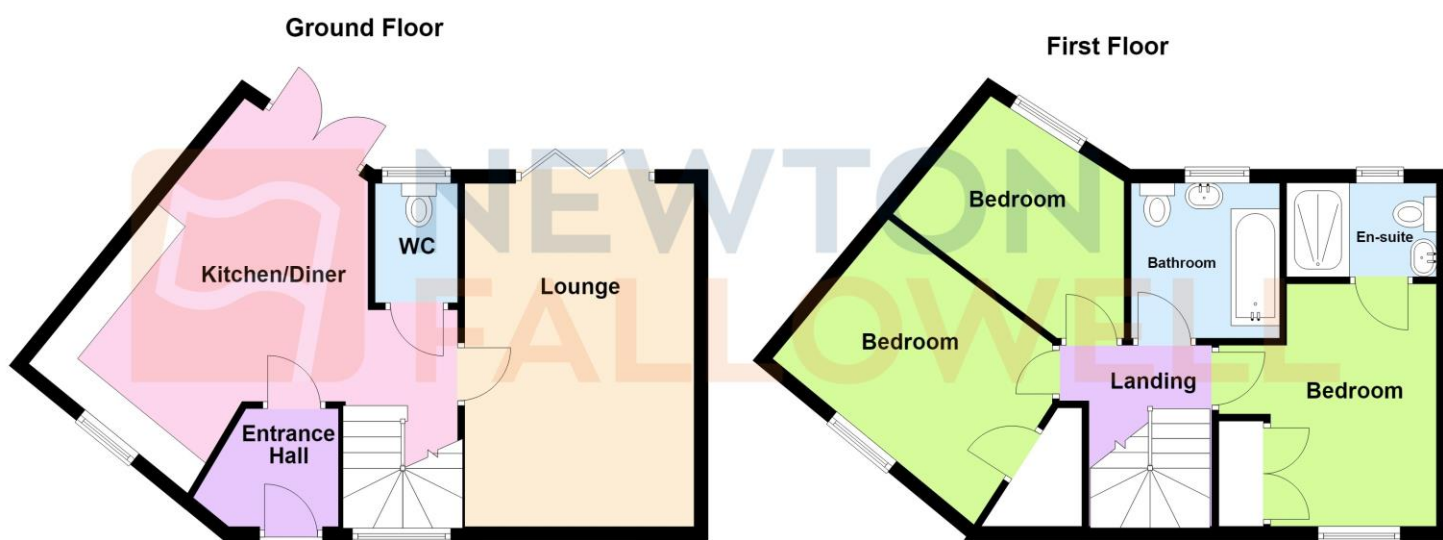
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Management Charges

Please note this development is subject to an annual management charge, please contact our office for further information.



Floorplan



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