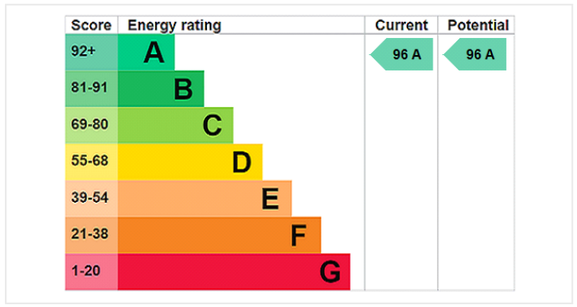
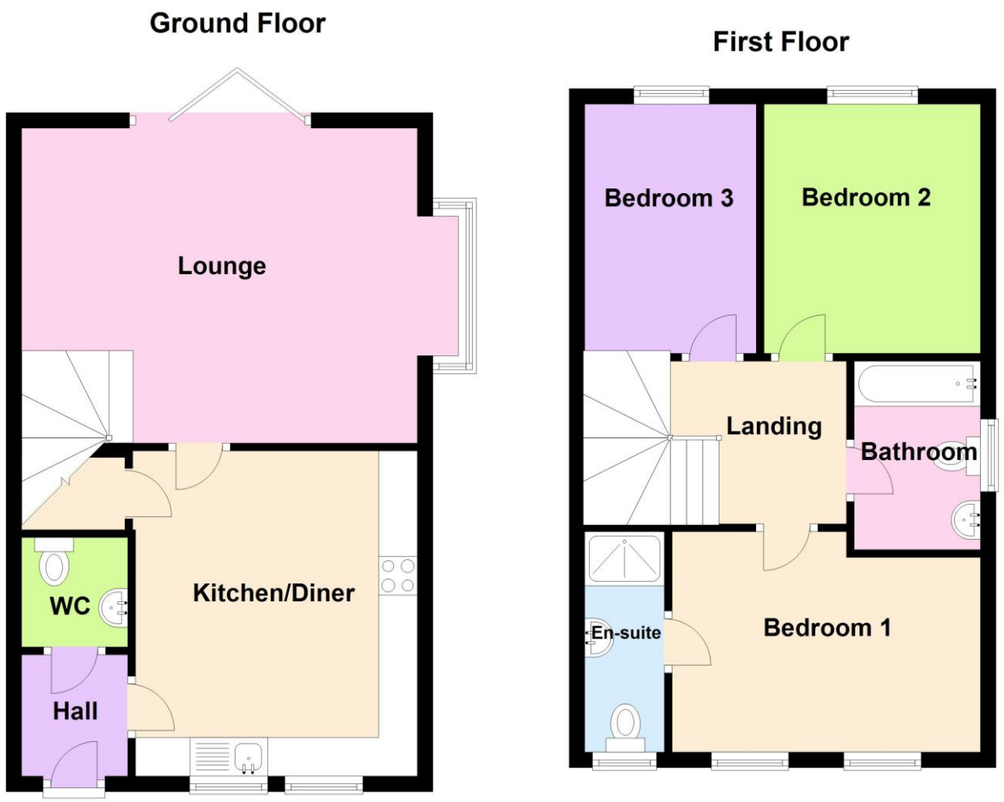
Lincoln Road, Ruskington, Sleaford

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.







78 Lincoln Road, Ruskington, Sleaford, Lincolnshire, NG34 9AP

£250,000 Freehold

** THE VERY LAST HOME REMAINING ON FLAXWELL FIELDS OPEN DAY SATURDAY 14TH NOVEMBER 2026 11AM-2PM WITH BUILDERS INCENTIVES AVAILABLE ON THE DAY** Built to an impressive specification by renowned local builders Chanceoption Homes, this superb three-bedroom semi-detached home forms part of the popular Flaxwell Fields development in Ruskington. Fully completed and ready to move straight into.

OPEN DAY SATURDAY 14TH NOVEMBER 2026 11AM-2PM WITH BUILDERS INCENTIVES AVAILABLE ON THE DAY | Three Bedroom Semi-Detached Home | Final Home Remaining on Development | Ready To Move Straight Into | High-Quality German Kitchen Included | Solar Panels, Media Wall And Flooring | Built-In Wardrobes To Two Bedrooms | Built by Local Renowned Builders Chanceoption Homes

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DESCRIPTION

The accommodation begins with an entrance hall and ground-floor WC, leading into a high-quality German kitchen/diner with sleek cabinetry and integrated appliances. Unlike many new-build properties, the kitchen, flooring and numerous upgrades including solar panels, media wall and built-in wardrobes to Bedrooms One and Two are all included within the asking price. To the rear is a generous lounge featuring a stylish bespoke media wall, along with bi-fold doors opening directly onto the garden.

Upstairs are three well-proportioned bedrooms and a modern family bathroom. Bedroom one benefits from an en-suite shower room, while both bedrooms one and two feature built-in wardrobes, providing excellent storage without the additional expense after moving in.

The property also includes solar panels, quality oak internal doors and a high standard of finish throughout. Outside, there is a block-paved driveway providing off-road parking, together with a fully enclosed and turfed rear garden with a paved patio.

Offering excellent value when compared with many larger new-build developers, this is a move-in-ready home with its key upgrades already fitted and included within the price. Early viewing is strongly recommended, with only two properties now remaining at Flaxwell Fields.

ACCOMMODATION

Entrance Hall

WC

Kitchen - 13'9" x 6'7" (4.2m x 2m)

Lounge - 16'9" x 13'4" (5.1m x 4.06m)

First Floor Landing










Bedroom One - 13'1" x 9'4" (4m x 2.84m)

En-suite

Bedroom Two - 10'7" x 9'2" (3.23m x 2.8m)

Bedroom Three - 10'7" x 7'3" (3.23m x 2.2m)

Bathroom

Agents Note - All photos have been enhanced by AI. Turf has been added but is included as standard. There is a management fee of approx £100 per anum. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

NA