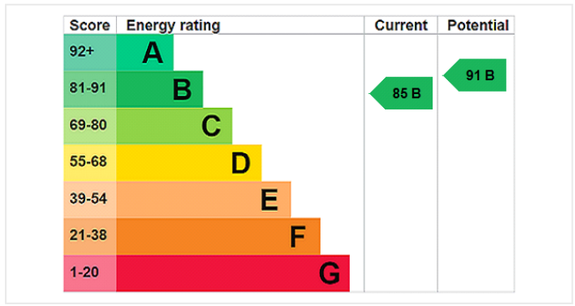
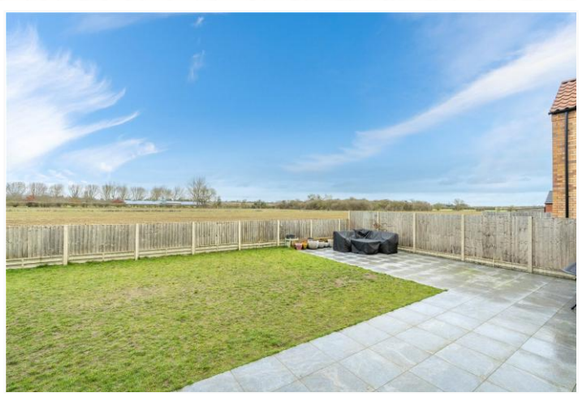












45 Saxon Way, Ruskington, Lincolnshire, NG34 9XG

OFFERS IN THE REGION OF £450,000-£475,000 Freehold

A beautifully presented and substantial five-bedroom detached home, enjoying open views to the rear and offering spacious, modern family living throughout.

The property is approached via a generous block-paved driveway providing ample parking, leading to a detached garage. The attractive frontage, bay windows and double-fronted appearance give the home real kerb appeal.

To the front is a lounge which is well-proportioned, and a separate study, perfect for home working or use as a playroom.

FIVE BEDROOM DETACHED HOME | BUILT BY CHANCEOPTION HOMES | HIGH SPECIFICATION THROUGHOUT | DRESSING ROOM | VIEWS OVERLOOKING FIELDS TO THE REAR | DRIVEWAY AND GARAGE | STUNNING BATHROOMS | SUN ROOM | STUDY/PLAY ROOM | QUARTZ WORKTOP | PREMIUM QUALITY FLOORING THROUGHOUT | EXTENDED PATIO AREA | AMPLE PARKING | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES



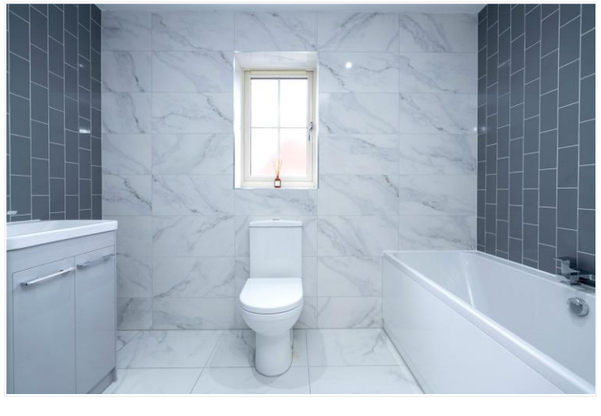












DESCRIPTION

The real heart of the home is the impressive open-plan kitchen, dining and family area to the rear. The kitchen has been stylishly fitted with shaker-style units, quartz worktops, a Belfast sink and integrated appliances, along with a central island. The herringbone flooring and recessed lighting add to the high-quality finish. This space flows effortlessly into the dining area, with French doors opening onto the rear patio, ideal for entertaining. A separate utility room and WC complete the ground floor.

Upstairs, the first floor offers five well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room and the added bonus of a dressing room. The remaining bedrooms are all generous in size and are served by a stylish family bathroom finished with modern tiling and a contemporary suite.

Outside, the rear garden is a particular highlight. Backing onto open fields, it offers a lovely sense of space and privacy. The garden is mainly laid to lawn with a large paved patio area, ideal for outdoor dining and enjoying the views. The detached garage and driveway provide excellent parking and storage.

ACCOMMODATION

Entrance Hall

Downstairs WC

Lounge - 18'7" x 11'9" (5.66m x 3.58m)

Kitchen Breakfast Area - 18'9" x 9'9" (5.72m x 2.97m)

Sun Room

Study - 12'4" x 8' (3.76m x 2.44m)

Utility Room - 13'11" x 6'7" (4.24m x 2m)

Bedroom One - 14'10" x 9'6" (4.52m x 2.9m)

Dressing Area

En-suite

Bedroom Two - 11'9" x 10'2" (3.58m x 3.1m)

Bedroom Three - 9'7" x 7'7" (2.92m x 2.3m)

Bedroom Four - 11'4" x 9'6" (3.45m x 2.9m)

Bedroom Five - 13'5" x 11' (4.1m x 3.35m)

Family Bathroom

Agents Note - 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

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