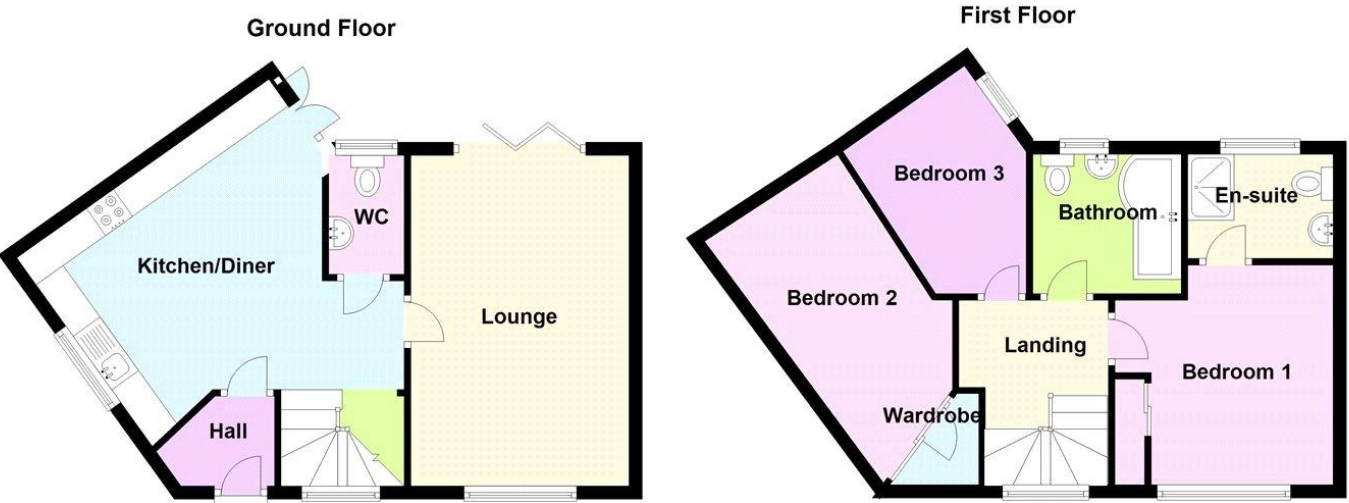


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



16 Coteland Road, Ruskington, Lincolnshire, NG34 9XL

£240,000 Freehold

Situated within the highly sought-after Flaxwell Fields development, this beautifully presented and popular ‘S-type’ design home, built only a few years ago by the renowned local developer Chanceoption Homes, offers modern, well-balanced living with a premium finish throughout.

Three Double Bedrooms | En-Sutie to Master | Walk in Wardrobe | High Specification Throughout | Larger than Average Garden | Ample Parking | Well Presented Throughout | Viewing is Highly Advised



DESCRIPTION

Upon entering, you are welcomed into a central hallway leading through to a spacious and contemporary kitchen/diner, thoughtfully designed with ample worktop space and fitted units. The kitchen benefits from integrated appliances and ample worktop space. To the front, the lounge provides a comfortable and inviting living space, ideal for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room and a built in wardrobe, alongside a modern family bathroom.

To the rear, the property enjoys a larger-than-average garden with an extended patio area, perfect for outdoor dining and entertaining, with the remainder laid to lawn for ease of maintenance. There is also a large summer house with power, and garden shed.

A viewing is highly advised.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen/Diner - 16'11" x 12'10" (5.16m x 3.9m)

Lounge - 16'5" x 10'10" (5m x 3.3m)

Bedroom One - 10'11" x 10'10" (3.33m x 3.3m)

En-Suite

Bedroom Two - 16'3" x 12'3" (4.95m x 3.73m)

Bedroom Three - 9'2" x 6'1" (2.8m x 1.85m)

Bathroom

**Agents Note** - This property is subject to an management charge 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

B