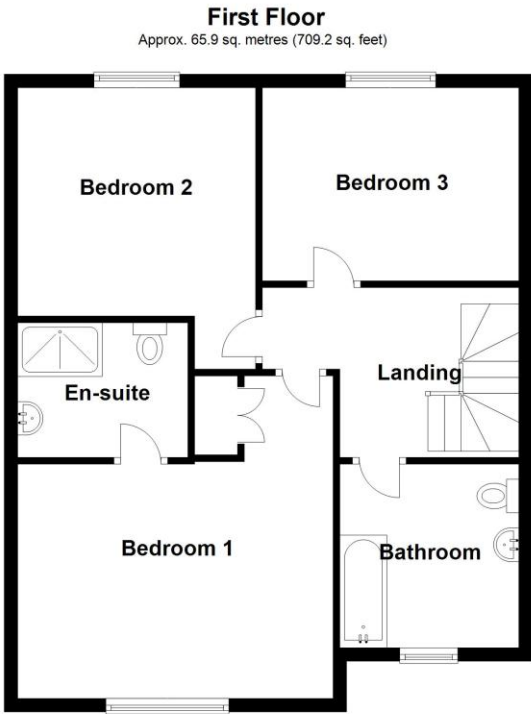
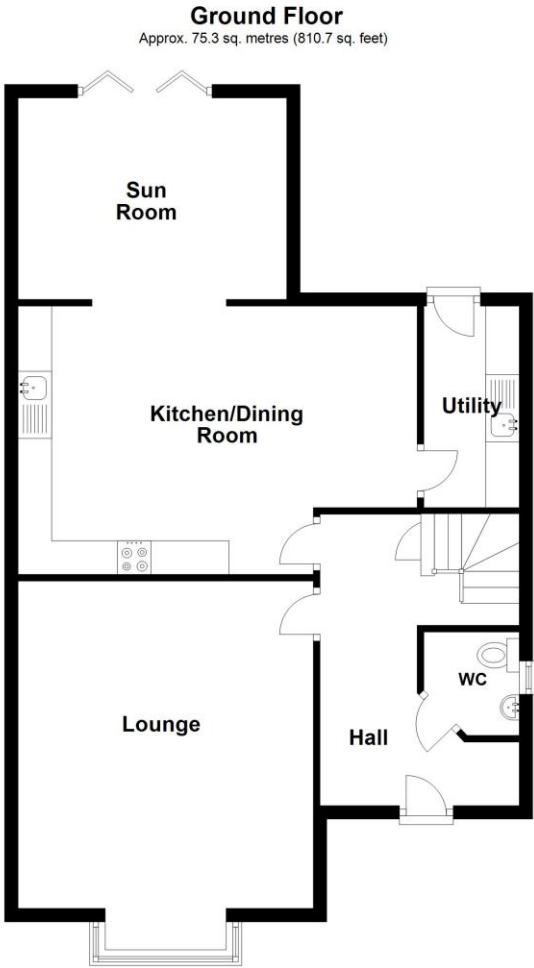


Saxon Way, Ruskington, Sleaford

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.

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



Total area: approx. 141.2 sq. metres (1519.9 sq. feet)



61 Saxon Way, Ruskington, Sleaford, Lincolnshire, NG34 9XG

£365,000 Freehold

Don't miss the chance to secure this beautifully finished three-bedroom detached home on the sought-after Flaxwell Fields development in Ruskington. Set in an attractive position, this property offers spacious and stylish accommodation throughout.

Stylish 3-bed detached home on Flaxwell Fields, Ruskington. | Lounge with bay window, cloakroom, and hallway. | Open-plan kitchen/diner, sunroom, and utility room. | Master en-suite plus modern family bathroom. | Garden, driveway, and garage.

Winkworth

See things differently.

Winkworth

See things differently.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any

DESCRIPTION

The ground floor features a welcoming entrance hall, convenient downstairs cloakroom, and a generously sized lounge with a charming bay window—ideal for your Christmas tree. The standout feature is the stunning open-plan kitchen and dining area, complemented by a bright sunroom with skylight, plus a separate utility room.

Upstairs are three well-proportioned bedrooms, including a master with en-suite, along with a modern family bathroom. Outside, enjoy a turfed rear garden, a block-paved driveway, and a garage to the front.

Contact us today on 01529 303377 for more details—homes like this won't be available for long!

ACCOMMODATION

Entrance Hall

Downstairs W.C

Lounge - 16'2" x 14'5" (4.93m x 4.4m)

Kitchen Dining Room - 16'8" x 13'1" (5.08m x 4m)

Sun Room

Utility Room - 9'1" x 5'9" (2.77m x 1.75m)

First Floor Landing

Bedroom One - 14'5" x 11'4" (4.4m x 3.45m)

En-Suite

Bedroom Two - 11'1" x 11' (3.38m x 3.35m)

Bedroom Three - 11'5" x 9'7" (3.48m x 2.92m)

Family Bathroom



Agents Note - There is a management fee of approx £100 per anum.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

SERVICE CHARGE

£100

