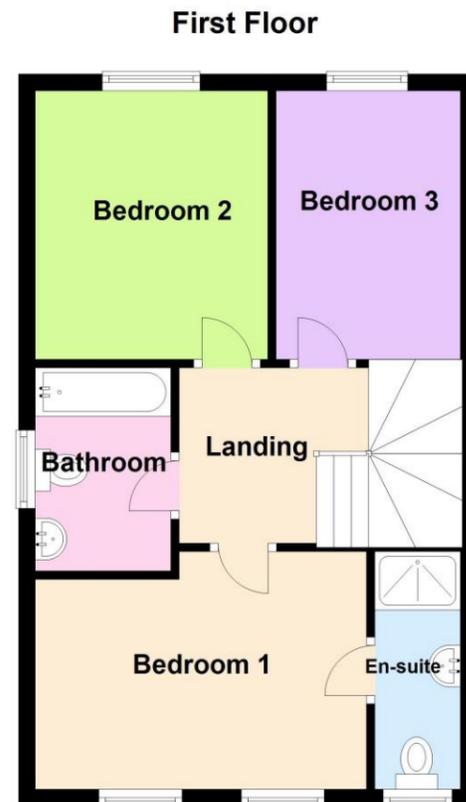




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

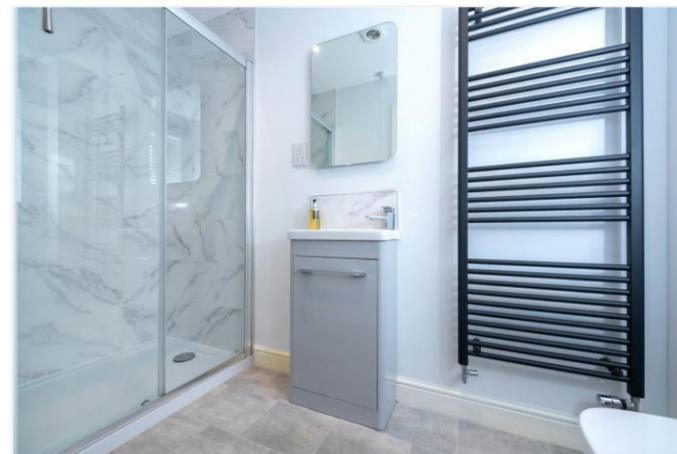


19 Saxon Way, Ruskington, Sleaford, Lincolnshire, NG34 9XG

£240,000 Freehold

We are pleased to offer for sale this beautifully presented Three Bedroom Semi-Detached Home, built just under three years ago by renowned local builder ChanceOption Homes.

BUILT BY CHANCEOPTION HOMES | HIGH SPECIFICATION THROUGHOUT | SOUTH FACING GARDEN | FIELD VIEWS TO THE FRONT ASPECT | DRIVEWAY FOR TWO CARS | STILL UNDER 10 YEAR BUILDERS WARRANTY | THREE WELL PROPORTIONED BEDROOMS | ENSUITE TO MASTER | POPULAR VILLAGE LOCATION | EXTENDED PATIO AREA | IMMACULATELY PRESENTED



ACCOMMODATION

Entrance Hall

Downstairs W/C

Lounge - 16'7" x 13'9" (5.05m x 4.2m)

Kitchen/Diner - 16'9" x 13'7" (5.1m x 4.14m)

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

En-Suite Shower Room

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

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

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

Management Fee

£110.00 per year

DESCRIPTION

Internally, this superb home has been finished to an exceptional standard, featuring a German-engineered RotPunkt kitchen complete with integrated Bosch appliances. The ground floor enjoys underfloor heating, and the carpets and flooring throughout have been upgraded from the standard builder's specification, adding a further sense of quality. The property is immaculately presented and ready to move straight into.

Beautifully positioned on the edge of this modern development and accessed via a private drive, the home enjoys uninterrupted field views to the front and benefits from a desirable south-facing rear garden. The garden has been thoughtfully enhanced with an extended patio—perfect for outdoor dining and entertaining.

The accommodation comprises an Entrance Hall, Downstairs W/C, contemporary Kitchen/Diner, and a Lounge with bi-folding doors that open onto the rear garden. All blinds are included in the sale, including perfect-fit blinds on the bi-folds. Upstairs offers Three Bedrooms, with the Master Bedroom featuring fitted wardrobes and a modern En-Suite, along with a stylish Family Bathroom.

Additional features include an EV charger, making this home ideal for modern living. A viewing is highly recommended to fully appreciate the quality, position, and outlook of this impressive property.