

Plot 180, Flaxwell Fields, Lincoln Road,  
Ruskington

Approximate gross internal area:

|             |                     |
|-------------|---------------------|
| Main house  | Insert measurements |
| Insert area | Insert measurements |
| Insert area | Insert measurements |
| Total       | Insert total        |

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.

**Ground Floor**  
Approx. 60.1 sq. metres (647.2 sq. feet)

**Lounge**  
4.69m x 3.07m  
(15'4" x 10'1")

**Bedroom 2**  
3.10m x 3.35m  
(10'2" x 11')

**Wet Room**

**Kitchen**  
4.43m x 3.07m  
(14'6" x 10'1")

**Bedroom 1**  
3.74m x 3.35m  
(12'3" x 11')

Total area: approx. 60.1 sq. metres (647.2 sq. feet)

Plot 180, Flaxwell Fields, Lincoln Road, Ruskington, Sleaford, NG34

£139,440 Freehold

Winkworth are delighted to present the final phase of affordable two-bedroom terraced bungalows on the highly sought-after Flaxwell Fields Development by Chanceoption Homes in Ruskington.

These homes form part of a sub-market affordable housing scheme, and purchasers must be approved by North Kesteven District Council in accordance with the eligibility criteria set out within the Section 106 legal agreement. The purchase price is 66.2% of the open market value, and a legal restriction ensures the property will remain affordable in perpetuity.

Final phase of affordable two-bedroom terraced bungalows on the popular Flaxwell Fields Development in Ruskington by Chanceoption Homes. | Available under a sub-market affordable housing scheme at 66.2% of open market value, with a Section 106 restriction ensuring long-term affordability. | Eligibility approval required through North Kesteven District Council in line with the scheme’s criteria. | Features include a spacious lounge with bay window, modern kitchen, two double bedrooms, wet room, and a fully turfed, fenced garden. | Each home includes an allocated parking space – contact Winkworth Sleaford on 01529 303377 for details and eligibility information.



DESCRIPTION

The accommodation includes a spacious lounge, modern kitchen, two double bedrooms and a wet room. Outside, the garden will be fully turfed and enclosed with fencing, and each home benefits from an allocated parking space.

For further information on the available plots and details of the eligibility criteria, please contact Winkworth Sleaford on 01529 303377.

ACCOMMODATION

**Kitchen** - 14'6" x 10'1" (4.42m x 3.07m)

**Lounge** - 15'4" x 10'1" (4.67m x 3.07m)

**Bedroom One** - 12'3" x 11' (3.73m x 3.35m)

**Bedroom Two** - 10'2" x 7'7" (3.1m x 2.3m)

**Wet Room** - 7'2" x 6'3" (2.18m x 1.9m)



**Agents Note** - ALL photos are for example purposes only. They are of a similar plot on the development. Therefore finish and layout may vary slightly.

LOCAL AUTHORITY

TENURE

