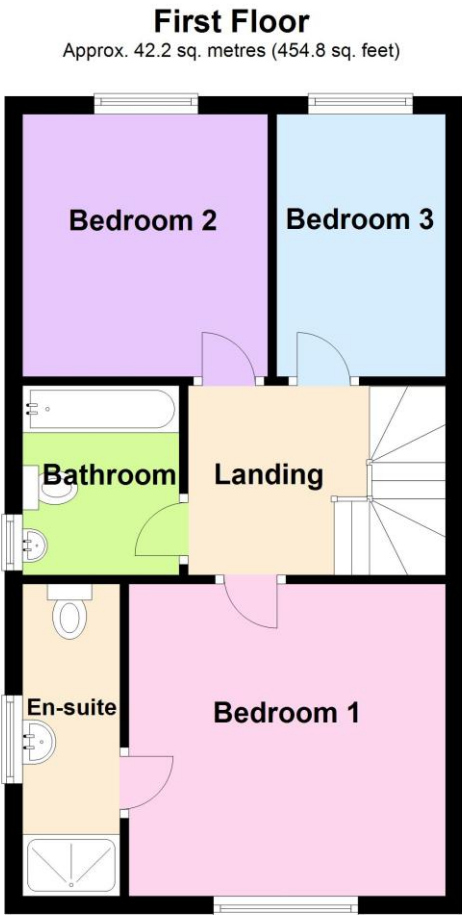
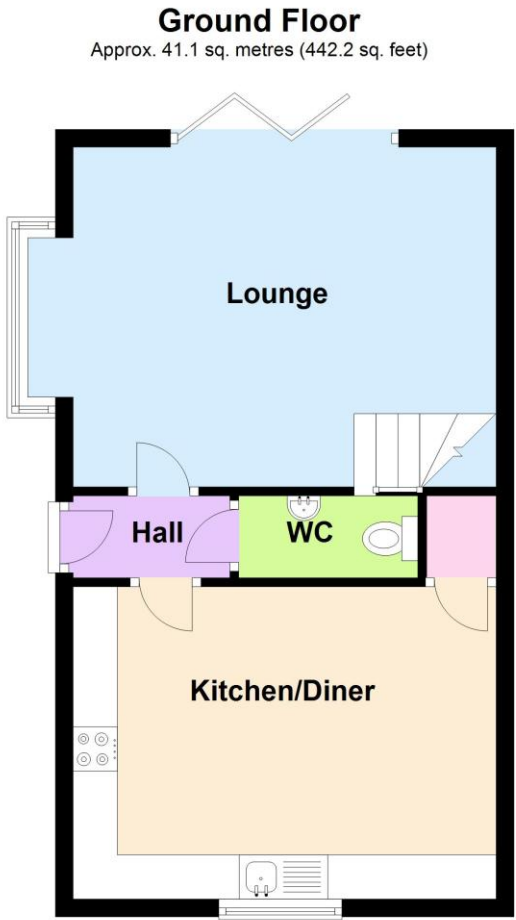


Plot 190, Legion Way, Ruskington, Sleaford

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.



Total area: approx. 83.3 sq. metres (897.0 sq. feet)



Plot 190, 20 Legion Way, Ruskington, Sleaford, Lincolnshire, NG34
£245,000 Freehold

THE LAST THREE BEDROOM SEMI ON THE DEVELOPMENT: Currently under construction, Plot 190 is a three-bedroom semi-detached home available on the final phase of the sought-after Flaxwell Fields development in Ruskington. With very limited availability for this popular house type, now is the time to secure your new home before they're gone! When this one's gone, that's it!

This particular plot enjoys a fully turfed and fenced rear garden, ideal for families or entertaining. Externally, you'll also benefit from a block-paved driveway offering off-road parking.

Limited Availability: LAST THREE BEDROOM SEMI-DETACHED PLOT AT FLAXWELL FIELDS - NO MORE AVAILABLE WHEN THIS HAS GONE | | Outdoor Space: Fully turfed and fenced rear garden, plus a block-paved driveway for off-road parking. | | Spacious Layout: Includes Entrance Hall, Cloakroom, Kitchen Diner, Lounge, three Bedrooms (Master with En-suite), and Family Bathroom. | | Personalisation Options: Buyers can choose kitchen units and flooring/carpet at this stage of construction. | | High-Quality Finish: Built to Chanceoption's exceptional standard—visit the show home to see the quality for yourself.



WC

Lounge - 16'4" x 13'1" (4.98m x 4m)

Bedroom 1 - 11'11" x 10'9" (3.63m x 3.28m)

En-suite

Bedroom 2 - 9'2" x 9'2" (2.8m x 2.8m)

Bedroom 3 - 9'2" x 6'9" (2.8m x 2.06m)

Bathroom

Agents Note - This property does not come with a garage. The photos used are for example purposes only, therefore the colour of brick may vary. There is a management charge of approx £100 per year.

Agents Note - Management fees apply



DESCRIPTION

Inside, the accommodation includes an Entrance Hall, Downstairs Cloakroom, spacious Kitchen Diner, Lounge, three Bedrooms (including a Master with En-suite), and a Family Bathroom.

At this stage of the build, buyers will have the exciting opportunity to choose their Kitchen units and flooring/carpets, allowing you to personalise your new home to your taste and style.

As always, the home will be completed to the high-quality Chanceoption standard finish.

Why not visit the stunning show home to experience the exceptional design and finishes first-hand? Don't miss out on this rare opportunity!

ACCOMMODATION

Kitchen/Diner - 14'1" x 11' (4.3m x 3.35m)

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

SERVICE CHARGE

£100

