



**PLOT 138, FLAXWELL FIELDS, RUSKINGTON, SLEAFORD, NG34 9AP**  
**£335,000 FREEHOLD**

**\*\*JUST RELEASED FOR SALE\*\* BRAND NEW TWO BEDROOM DETACHED BUNGALOW AT FLAXWELL FIELDS.** Winkworth are delighted to release for sale one of the limited number of Two Bedroom Detached Bungalows at Flaxwell Fields. With two already being sold prior to marketing and this being under construction, it will not hang around for long! The accommodation comprises of an Entrance Hall, Kitchen/Diner, Two Double Bedrooms with an En-Suite to Master Bedroom, Family Bathroom and extremely spacious Living Room. Outside there is a hugely generous driveway with a Double Garage. Gardens come fully turfed and fenced. The finish throughout will be to the usual stunning high specification by Chanceoption Homes. You will be able to choose both your Kitchen and Flooring throughout, tailor make this bungalow to your taste.

Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

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## ACCOMMODATION

### Entrance Hall

**Kitchen Diner** - 13' x 13' (3.96m x 3.96m)

**Living Room** - 29'8" x 13' (9.04m x 3.96m)

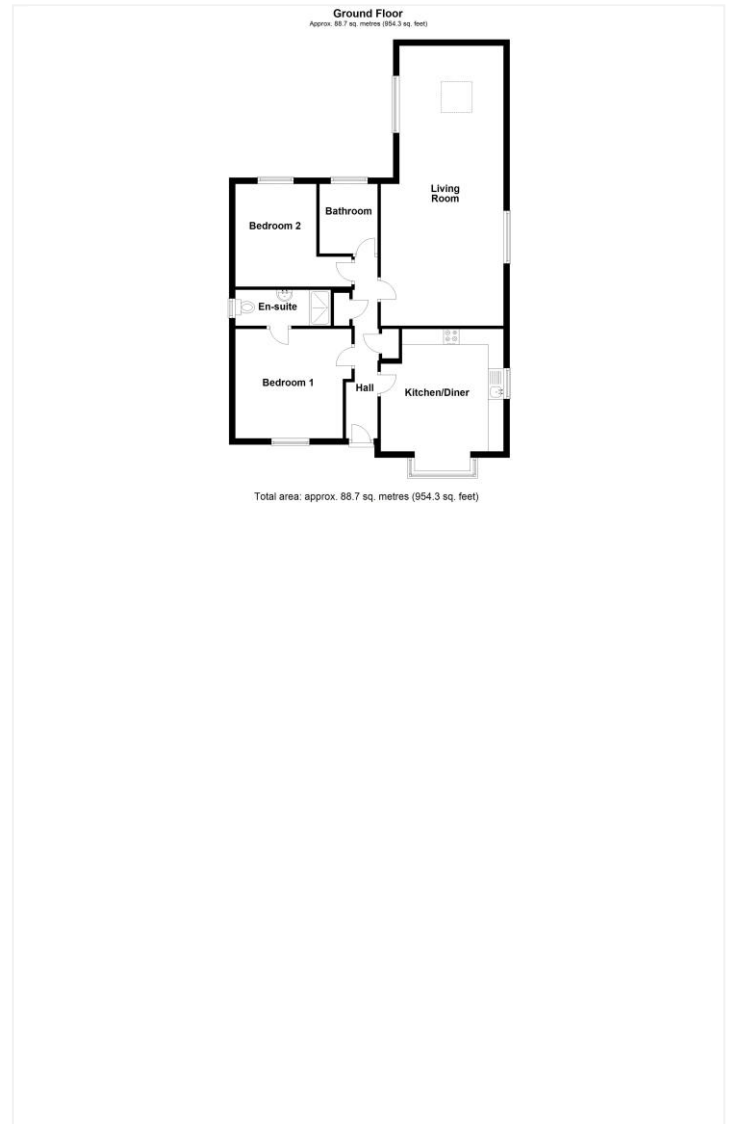
**Bedroom One** - 11'7" x 12'4" (3.53m x 3.76m)

### En-suite

**Bedroom Two** - 10'11" x 12'4" (3.33m x 3.76m)

### Family Bathroom

**Agents Note** - The CGI external image of this property is for example purposes only - the colour of brick may vary. Internal shots are of other plots on the development and are also example purposes. There is a management fee of approx £100 per anum.



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.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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