



**PLOT 87, 4 COTELAND ROAD, RUSKINGTON, SLEAFORD, NG34 9XL**  
**£225,000 FREEHOLD**

Plot 87: Under construction but nearing completion, Winkworth are delighted to offer for sale one of CHANCEOPTION HOMES' hugely popular THREE BEDROOM SEMI-DETACHED HOMES at FLAXWELL FIELDS. Located towards the end of a PRIVATE DRIVE, there is a BLOCK PAVED DRIVEWAY and WESTERLY FACING REAR GARDEN outside. Inside, the property benefits from EXTREMELY SPACIOUS ACCOMMODATION, comprising of an entrance hall, downstairs cloakroom, stunning kitchen/diner, lounge leading upstairs to a master bedroom with en-suite, two more bedrooms and a family bathroom. There is a SHOW HOME on the development which is a MUST SEE which is located near to this plot.

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## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen Diner - 13'9" x 6'7" (4.2m x 2m)

Lounge - 13'4" x 16'9" (4.06m x 5.1m)

First Floor Landing

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

En-Suite

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

**Agents Note** - Photos used are for example purposes only. The Brick for this plot is of a different colour to the photos shown and the internal and external photos are of a similar plot and for example purposes only. A garage does not come as standard and is an optional extra. There is a management fee of approx £100 per annum.



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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