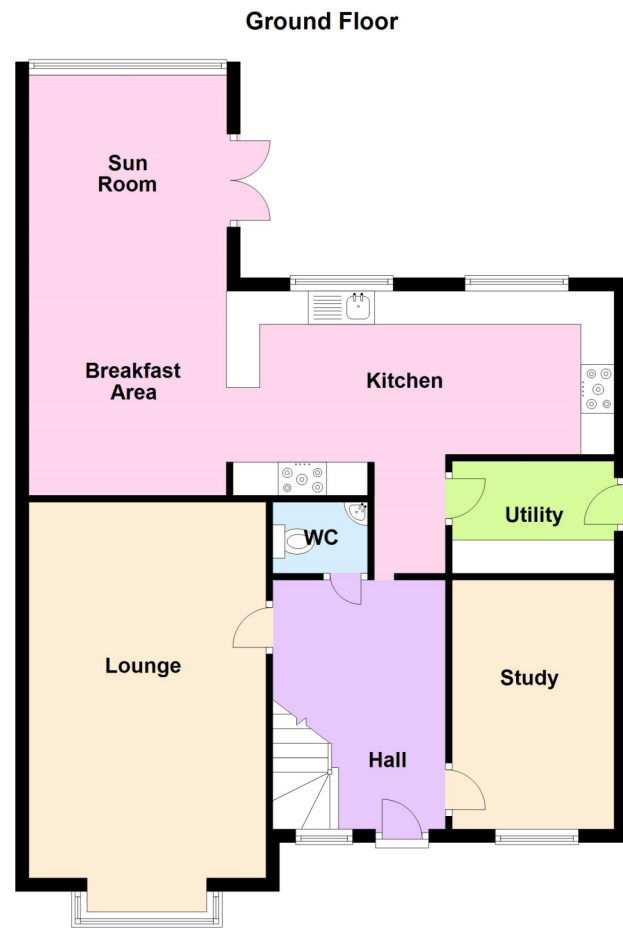


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



51 Saxon Way, Ruskington, Lincolnshire, NG34 9XG

£510,000 Freehold

WOW! This STUNNING FIVE BEDROOM DETACHED HOME on the ever popular Flaxwell Fields development has been upgraded to an extremely high specification throughout.

The property boasts views over open fields to the rear, a spacious rear garden which has an extended paved patio area which wraps behind the garage which has an electric roller door and numerous power points and lighting. To the front of the property there is an excellent sized block paved driveway providing ample off road parking.

FIVE BEDROOM DETACHED HOME | BUILT BY CHANCEOPTION HOMES | HIGH SPECIFICATION THROUGHOUT | DRESSING ROOM | VIEWS OVERLOOKING FIELDS TO THE REAR | DRIVEWAY AND GARAGE | APPROXIMATELY TWO YEARS OLD | STUNNING BATHROOMS | SUN ROOM | STUDY/PLAY ROOM | 8 SOLAR PANELS AND BATTERY | QUARTZ WORKTOP | PREMIUM QUALITY FLOORING THROUGHOUT | EXTENDED PATIO AREA | DRESSING ROOM AND EN-SUITE TO MASTER | AMPLE PARKING | POPULAR VILLAGE LOCATION | CLOSE TO AMENITIES



ACCOMMODATION

Entrance Hall

Lounge - 18'7" x 11'9" (5.66m x 3.58m)

Kitchen Breakfast Area - 18'9" x 9'9" (5.72m x 2.97m)

Sun Room

Study - 12'4" x 8' (3.76m x 2.44m)

Downstairs WC

Utility Room - 13'11" x 6'7" (4.24m x 2m)

Bedroom One - 14'10" x 9'6" (4.52m x 2.9m)

Dressing Room - 10'1" x 9' (3.07m x 2.74m)

En-suite

Bedroom Two - 11'9" x 10'2" (3.58m x 3.1m)

Bedroom Three - 9'7" x 7'7" (2.92m x 2.3m)

Bedroom Four - 11'4" x 9'6" (3.45m x 2.9m)

Bedroom Five - 13'5" x 11' (4.1m x 3.35m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

DESCRIPTION

The accommodation comprises of a light and airy Entrance Hall with glass staircase, lounge, Downstairs Cloakroom, Study/Play Room, Open Plan Kitchen/Dining Room, Snug Area, Utility Room. Five generous sized Double Bedrooms, En-Suite to the Master bedroom, a dressing room and a separate Family Bathroom.

A particular feature of the property is this breathtaking Kitchen which comes with a range of built in NEFF appliances including a 5 ring induction hob, dishwasher, double eye level self cleaning electric ovens with smartphone and WIFI connections available, QUARTZ work surfaces, integrated coffee machine, spotlights to ceiling and chrome power sockets. There is also a water softener and a Quooker tap which provides filtered, cold, hot and boiling hot water. And we couldn't forget the most important item in the Kitchen, the integrated wine cooler!

The flooring throughout the house has been drastically upgraded with premium underlay and carpet in the Lounge, and a high quality herringbone cortex flooring throughout the rest of the downstairs. Another benefit to the property is the addition of ducted aircon in the Lounge, Bedroom One and Bedroom Two. If you think this is going to be an expensive item to run in the house, then think again, as the property also boasts 8 Solar Panels which are south facing with a battery in the loft space.

