

***EDMUNDS ROAD,
CRANWELL VILLAGE, NG34 8EL***



£230,000

A spacious Two Bedroom Detached Bungalow located within this quiet residential area and in the popular village of Cranwell, offering easy access to both the A15 and A17 and offered to the market with No Forward Chain. The property has been extended to now provide living accommodation of approximately 1,043 sq ft and the full accommodation comprises Entrance Hall, Kitchen Diner, Two Bedrooms, Bathroom, Dining Room, Lounge and Sun Room. The property is in need of some cosmetic updating, however offers the opportunity for a buyer to put their own stamp on this. The property benefits from the majority of Double Glazing and Gas Central Heating and outside, a drive provides Off Road Parking for two vehicles. The Rear Garden is West facing, fully enclosed and is not overlooked. To appreciate the potential of this property and its quiet setting, viewing is recommended.

Location:

Cranwell is located between Sleaford and Lincoln and is also convenient for Newark & Grantham. It has amenities comprising two shops, Post Office, primary school, social club, village hall and good recreational facilities.

Directions:

From our office head North and proceed to the Holdingham roundabout. Take the third exit signposted Lincoln A15 and turn left towards Cranwell. Upon entering the village, take the third turning on the right into De Gaunt Drive and turn right into Edmunds Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having two loft access points, airing cupboard and radiator.

Kitchen Diner: 4.80m (15'9") x 3.25m (10'8")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, wine rack, tiled splashbacks, space for fridge freezer, smoke alarm and radiator.

Bedroom 1: 5.64m (18'6") x 3.17m (10'5") max

Having fitted wardrobe, bow window coved ceiling and two radiators.

Bedroom 2: 3.10m (10'2") x 2.64m (8'8")

Having radiator.

Bathroom: 3.96m (13'0") x 2.18m (7'2") max

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, separate shower cubicle with electric shower, extractor fan and radiator.

Dining Room: 4.14m (13'7") x 2.77m (9'1")

Having radiator and arch to the:

Lounge: 5.44m (17'10") x 3.78m (12'5")

Having living flame effect gas fire with surround, two radiators and timber French doors providing access to the:

Sun Room: 2.87m (9'5") x 2.44m (8'0")

Having tiled floor, radiator and timber French doors providing access to the rear garden.

Outside:

A block paved drive provides **Off Road Parking** for two vehicles and an outside light is installed. The remainder of the front garden is laid to lawn with a paved path, and a wrought iron gate provides access to the **Rear Garden** having a good sized patio area, timber shed, lawn area and well stocked borders, all fully enclosed by a combination of timber fencing and mature hedging. An outside light and cold water tap are installed.



Kitchen Diner



Dining Area



Bedroom 1



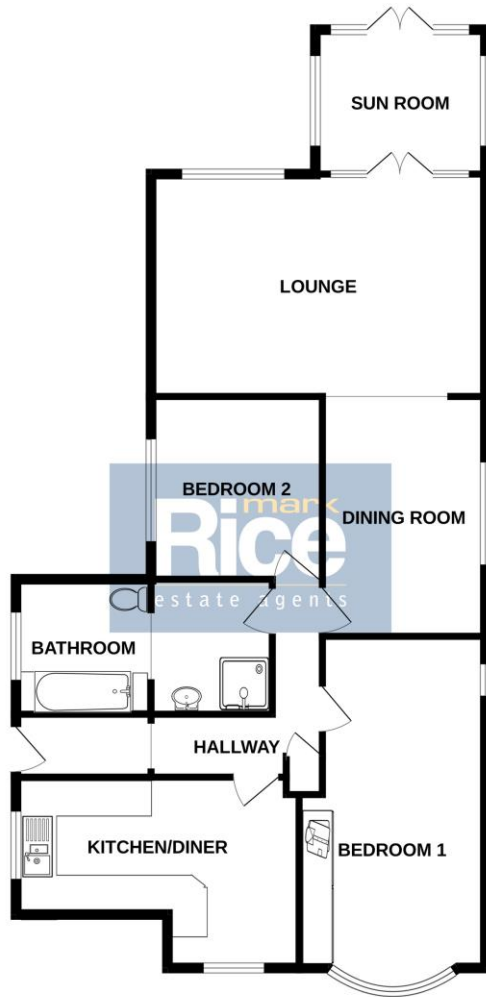
Bedroom 2



Bathroom

Council Tax Band B.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Further Aspect



Dining Room



Lounge



Further Aspect



Sun Room



Rear Garden



Further Aspect

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 13/03/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**