

***FLOWERDOWN AVENUE,
CRANWELL, NG34 8HZ***



£155,000

A well maintained Two Double Bedroom End Terrace House with a Larger Than Average Garden and superb views over local countryside. The well presented property has undergone a scheme of improvements in recent years including a replacement shower room, and the house further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with bay window and multi-fuel burner, Rear Entrance Lobby, Dining Kitchen, Two Bedrooms & Shower Room. Outside the garden to the front of the property has been gravelled for ease of maintenance and the rear garden is particularly private as it is not overlooked.

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:

Travelling from Sleaford on the A15 towards Lincoln, turn left towards Cranwell into Sleaford Road. Proceed through the village and upon entering the RAF establishment at Cranwell, turn right into Flowerdown Avenue and the property is located on the right hand side.

A double glazed entrance door provides access to the **Hall** having radiator.

Lounge: 4.67m (15'4") x 4.01m (13'2") max

Having large bay window, 5kw multi fuel burner, radiator, dado rail and coved ceiling.

Rear Entrance Lobby/Dining Area:

Having rear entrance door, understairs storage cupboard and radiator.

Dining Kitchen: 3.94m (12'11") x 2.54m (8'4")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, space for electric cooker with cooker hood over space for fridge freezer, space and plumbing for washing machine tiled splashbacks, tiled floor and radiator.

Stairs from the hall provide access to the **First Floor Landing** having storage cupboard and loft access.

Bedroom 1: 3.43m (11'3") x 3.05m (10'0")

Having radiator.

Bedroom 2: 3.43m (11'3") x 2.87m (9'5")

Having radiator.

Shower Room:

Having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower, mermaid board splashbacks, extractor fan and radiator.

Outside:

A timber picket fence and gate provide access to the front garden which is laid to gravel for ease of maintenance with a raised bed enclosed by railway sleepers. A further timber gate provides access to the **Rear Garden** which has been landscaped to provide a good size patio area, large lawn area with stepping slabs leading to the bottom of the garden, well stocked borders laid to gravel for ease of maintenance, feature pond and **Summer House**. A cold water tap and outside light are fitted. The garden is enclosed by timber fencing and a gate at the bottom of the garden provides access to the shared walkway. The combination boiler is sited in the outhouse.



Lounge



Dining Kitchen



Landing

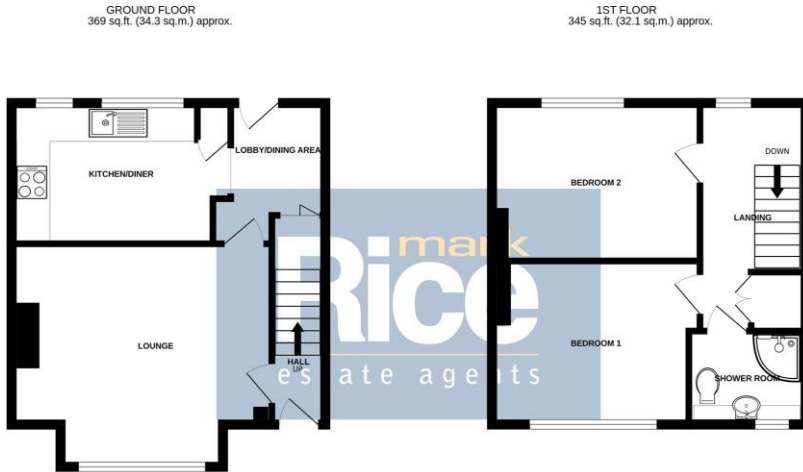


Bedroom 1



Bedroom 2

Council Tax Band A.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Shower Room



Rear Garden



Further Aspect



View to Rear

Agent's 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 22/05/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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