

***EDMUNDS ROAD,  
CRANWELL, NG34 8EP***



***£175,000***

***Located in this popular village setting with a West Facing Rear Garden, Garage and offered with immediate vacant possession, a well presented Three Bedroom End Terrace House. The property benefits from Oil Central Heating and Double Glazing and has full accommodation comprising Entrance Hall, Lounge with arch to Dining Room, Kitchen, Three Bedrooms and Wet Room Shower Room. There are low maintenance gardens to the front and the enclosed rear garden provides access to the Garage. The property is within walking distance of the centre of the village and its amenities and early viewing is highly 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:**

Travelling from Sleaford on the A17, turn left towards Cranwell village. Once in the village, turn right and enter De Gaunt Drive. Follow this road as it bears to the left into Edmunds Road and 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 Hall having radiator.

**Lounge: 3.84m (12'7") x 3.66m (12'0")**

Having radiator, understairs cupboard and bow window. An arch provides access to the:

**Dining Room: 3.28m (10'9") x 2.51m (8'3")**

Having radiator and thermostat..

**Kitchen: 3.63m (11'11") x 2.13m (7'0")**

Having wall and base units, worktop, tiled splashbacks, 1½ bowl single drainer inset sink with monobloc tap, radiator, plumbing for washing machine, space for cooker and double glazed rear entrance door.

Stairs from the Hall provide access to the First Floor Landing having loft access and airing cupboard.

**Bedroom 1: 3.66m (12'0") x 2.67m (8'9")**

Having radiator, and air filter.

**Bedroom 2: 3.35m (11'0") x 2.74m (9'0") max**

Having radiator and air filter.

**Bedroom 3: 2.01m (6'7") x 1.98m (6'6")**

Having radiator, built-in cupboard and air filter.

**Wet Room:**

Being fully tiled and having hand washbasin with mixer tap, shower unit, low level w.c, radiator and extractor fan

**Outside:**

The garden to the front of the property has borders and low maintenance concrete areas, and a path and two gates provide access to the **West Facing Rear Garden** being fully enclosed and laid mostly to lawn with a patio, oil boiler, two 13 amp power points and a cold water tap is fitted. A gate provide access to the rear and **Garage 5.18m (17'0") x 2.49m (8'2")** having up and over door and light and power points.

Council Tax Band A.



**Lounge**



**Dining Room**



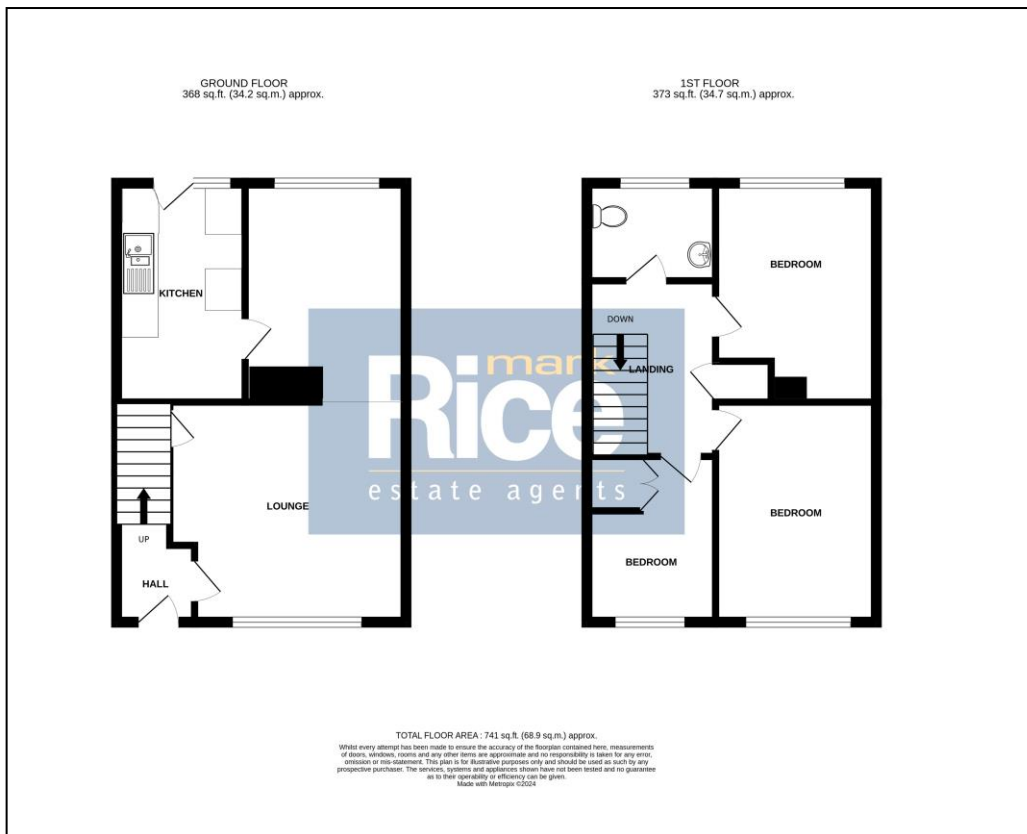
**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Wet Room Shower Room**



**Rear Garden**



**Garage**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

*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 13/06/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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