

***HOME PARK,
CRANWELL, NG34 8DH***



£380,000

Located at the head of this small cul-de-sac and with Views Over Fields, an Extended and Substantial Three/Four Bedroom Detached Family Home offering living accommodation of just over 1700sqft and having the advantage of No Forward Chain. The property benefits from Gas Central Heating and Double Glazing, and the good sized accommodation comprises Entrance Hall, Cloakroom, Study/Bedroom 4, 24'8" Lounge, 21'6" x 19'5" Kitchen Diner, Inner Lobby, Utility Room, Three Double Bedrooms with built-in-wardrobes, En-Suite to the Master Bedroom, and Family Bathroom. Outside the large garden wraps around the property which has been fully landscaped. To the front of the property, a driveway provides Parking for several vehicles and leads to the Detached Double Garage and early viewing is strongly advised to fully appreciate everything this family home has to offer, and its location.

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 North from our office out of the town, proceed to the Holdingham roundabout and take the third exit signposted A15/Lincoln. Take the next turning on the left and proceed towards the village of Cranwell. Upon entering the village, continue on Sleaford Road and follow the road as it bears to the left into College Road. Take the first turning on the left into Home Park where the property is located at the head of the cu-de-sac as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the Entrance Hall having understairs storage cupboard, further large store, smoke alarm and radiator.

Cloakroom:

Having low level w.c, hand washbasin and radiator.

Study/Bedroom 4: 3.53m (11'7") x 2.44m (8'0")

Having radiator.

Lounge: 7.52m (24'8") x 4.19m (13'9")

Having feature bi-fold doors, further sliding patio doors to the rear garden and radiator.

Kitchen Diner: 6.55m (21'6") x 5.92m (19'5")

Having a range of wall and base units with worktop over, 1½ bowl single drainer ceramic sink with monobloc tap, inset five ring gas hob with stainless steel cooker hood over, double eye level electric oven, space for American fridge freezer, pan drawers tiled splashbacks, ceiling downlighters and radiator.

Utility Room: 3.56m (11'8") x 1.63m (5'4")

Having base units with worktop over, single drainer sink with monobloc tap, space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, tall unit housing the boiler, radiator and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having store cupboard and smoke alarm.

Bedroom 1: 4.47m (14'8") x 3.25m (10'8")

Having full width built-in wardrobes with sliding doors and radiator.

En-Suite:

Having been divided into two areas, the first having 'his' and 'hers' vanity hand washbasins with monobloc taps, tiled splashbacks and a built-in wardrobe. A door provides access to the second room being fully tiled and having low level w.c, bidet, double shower cubicle with mains fed unit, ceiling downlighters and towel radiator.



Cloakroom



Study/Bedroom 4



Lounge



Further Aspect



Kitchen Diner

Bedroom 2 4.19m (13'9") x 2.92m (9'7")

Having full width built-in wardrobes with sliding doors and radiator.

Bedroom 3; 3.84m (12'7") x 3.51m (11'6")

Having built-in double wardrobe with mirror sliding doors and radiator.

Bathroom:

Being fully tiled and having low level w.c, floating hand washbasin with Victorian style monobloc tap, panelled bath with shower attachment and mixer tap, towel radiator and ceiling downlighters.

Outside:

A gravelled drive provides **Parking** for several vehicles and approaches the **Detached Double Garage** having up and over door and light and power points. A timber gate provides access to the **Rear Garden** which has been landscaped by the current owner with views over fields and having a substantial patio, large lawn area wrapping around the side of the property and raised gravelled areas, all enclosed by a variety of timber fencing, brick wall and mature hedging. A cold water tap and outside light are fitted.

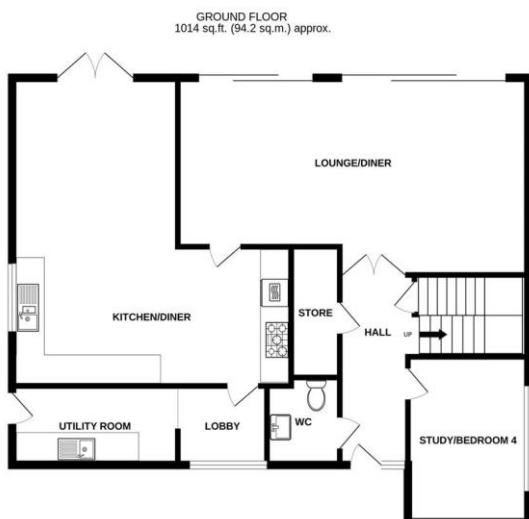
Council Tax Band C.



Further Aspect



Further Aspect



Utility Room



Bedroom 1



En-Suite

TOTAL FLOOR AREA: 1707 sq.ft. (158.6 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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Bedroom 2



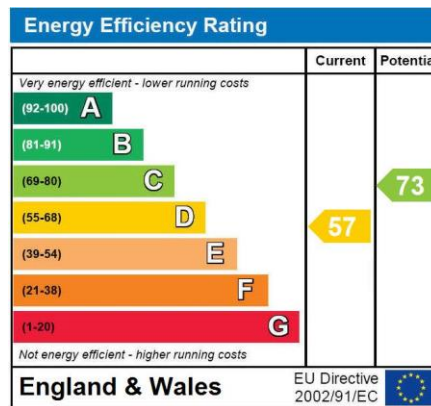
Bedroom 3



Bathroom



Rear Garden



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 02/12/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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