

***ISON CLOSE,
CRANWELL VILLAGE, NG34 8FJ***



£300,000

A spacious and well presented Three Double Bedroom Detached Family Home located within this quiet cul-de-sac, set on a corner plot with a Detached Double Garage. The property has been well maintained by the current owners and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen Diner, Utility Room, Three Bedrooms with En-Suite off the master bedroom and Family Bathroom. Outside a drive provides Ample Parking leading to the garage and the Rear Garden has a Summer House and is designed with ease of maintenance in mind and is particularly private as not overlooked. To fully appreciate everything this home has to offer, 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:

From our office head North over the Galley Hill Bridge and proceed to the Holdingham roundabout. Take the third exit on to the A15 towards Lincoln and turn left into the village of Cranwell. Proceed into the village and enter Sleaford Road and follow the road as it bears to the left and right into College Road. Take the third turning on the right into Westside Road continuing into Bristow Road and take the first turning on the right into Ison Close where the property is located on the left hand side.

A double glazed composite entrance door provides access to the Hall having large understairs store cupboard with radiator, smoke alarm, coved ceiling and radiator.

Lounge: 5.49m (18'0") x 2.97m (9'9")

Having feature fireplace with connectivity for a free standing electric fire, bow window, coved ceiling, French doors providing access to the garden and radiator.

Kitchen Diner: 5.49m (18'0") x 2.97m (9'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, space for Range cooker with extractor over, integrated dishwasher, space for fridge freezer, bow window, coved ceiling, tiled floor and radiator.

Utility Room: 2.06m (6'9") x 1.73m (5'8")

Having wall and base units to match kitchen with worktop over, plumbing for washing machine, wall mounted Worcester Bosch condensing boiler, tiled splashbacks, coved ceiling and rear entrance door.

Stairs from the Hall provide access to the **First Floor Landing** having smoke alarm, loft access, airing cupboard, coved ceiling and radiator.

Bedroom 1: 5.49m (18'0") x 2.97m (9'9")

Having built-in double wardrobe with mirror sliding doors, further single built-in wardrobe, coved ceiling and radiator.

En-Suite:

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed shower, shaver point, coved ceiling, extractor fan and radiator.

Bedroom 2: 2.97m (9'9") x 2.64m (8'8")

Having coved ceiling and radiator.

Bedroom 3: 2.74m (9'0") x 2.62m (8'7")

Having coved ceiling and radiator.

**Lounge****Kitchen Diner****Further Aspect****Bedroom 1****En-Suite**

Bathroom:

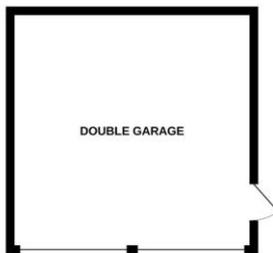
Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, extractor fan and radiator.

Outside:

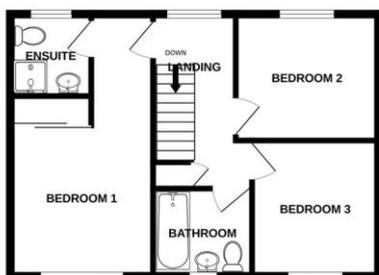
A double width block paved drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Double Garage 5.05m (16'7") x 5.00m (16'5")** having double manual up and over doors, power, lighting, loft storage, independent alarm system and personal door to the rear garden. The remainder of the front is laid mostly to lawn with gravelled borders for ease of maintenance. A timber gate provides access to the **Rear Garden** with lawn area, block paved patio, decking area, **Summer House** and store area behind the garage and small garden tool store, all of which are enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band B

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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



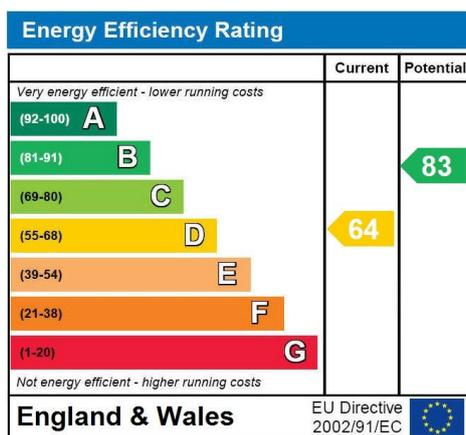
Bathroom



Rear Garden



Further Aspect



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 17/2/25

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