

***SYCAMORE DRIVE,
CRANWELL, NG34 8HP***



£145,000

Offered with No Forward Chain and with particularly private South Facing Rear Gardens, a superbly presented and extended Three Bedroom Semi Detached House with Ample Parking. The property benefits from Gas Central Heating and Double Gazing and the full accommodation comprises Entrance Porch, Entrance Hall, Kitchen, Dining Room, Lounge, Ground Floor Bedroom with En-Suite, Two Further First Floor Bedrooms and Family Bathroom with Separate W.C. Viewing of this property is strongly recommended to appreciate the quality of accommodation on offer.

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 and proceed towards Cranwell. Continue through to the village and upon reaching the RAF establishment turn left into Flowerdown Avenue. Take the second left hand turn into Sycamore Drive and the property is located on the left hand side.

*A double glazed door provides access to the **Entrance Porch** housing the electric consumer unit and further door leading to the **Entrance Hall** having understairs storage cupboard and radiator.*

Kitchen: 3.66m (12'0") x 2.62m (8'7")

Having range of matching wall and base units with worktop over, single drainer stainless steel sink unit, space for electric cooker, space and plumbing for automatic washing machine, wall mounted boiler, tiled splashbacks and radiator.

Dining Room: 2.62m (8'7") x 2.44m (8'0")

Having radiator.

Bedroom 3: 3.45m (11'4") x 3.23m (10'7")

Having sliding patio door to the garden and electric storage heater.

En-Suite:

Having three piece suite comprising low level w.c, vanity hand washbasin, corner shower with electric unit and extractor fan.

Lounge: 4.04m (13'3") x 3.56m (11'8")

Having electric fire with surround, picture rail, tiled floor, radiator and door to the rear garden.

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

Bedroom 1: 4.34m (14'3") x 3.25m (10'8")

Having built-in wardrobes and radiator.

Bedroom 2: 3.43m (11'3") x 2.95m (9'8")

Having radiator and built-in wardrobes.

Bathroom:

Having two piece suite comprising vanity hand washbasin, panelled bath with electric shower over, extractor fan and radiator.

Separate W.C

Having low level w.c, and radiator.



Kitchen



Dining Room



Bedroom 3



En-Suite



Lounge

Outside:

A drive to the front of the property provides **Parking** and the front garden is mainly laid to lawn. The **South Facing Rear Garden** is mainly laid to lawn with a patio area and side gate and the gardens are enclosed by mature hedging and shrubs. A shed is included.

Agents Note:

The vendor informs us there is an annual service charge payable of £290.00 which is paid monthly over a ten month period.



GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 1



Bedroom 2



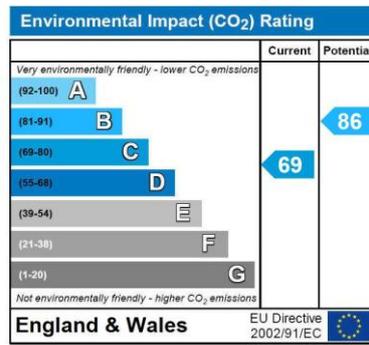
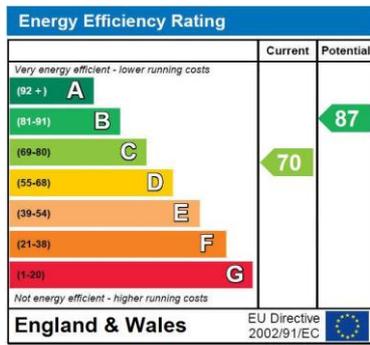
Bathroom



Rear Garden



Further Rear 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 14/12/18

Viewing Strictly by Appointment With Mark Rice Estate Agents
 Telephone 01529 414488
 A virtual tour is available to view online at www.markrice.co.uk