

***BRISTOW ROAD,
CRANWELL, NG34 8FG***



New Price £259,500

An immaculate and particularly well presented Four Bedroom Detached House in an enviable tucked away position within the Cul-De-Sac. The property is a credit to its current owners and has accommodation comprising Reception Hall, Lounge, Dining Room, Cloakroom, Breakfast Kitchen, Utility Room, Large Master Bedroom with Ensuite, Three further Good Sized Bedrooms and Family Bathroom. There is ample parking to the front of the property together with the attached Garage and the Rear Gardens have a good sized patio and laid mostly to lawn. The property benefits from Gas Central Heating and Double Glazing and internal viewing is highly recommended to fully appreciate the condition and location of this spacious family home.

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 turn left towards the village of Cranwell village. Once in the village follow the road as it bears to the left and right and enters College Road. Take the third turning on the right into Bristow Road and the property is located on the left hand side.

Entrance door with side screen provides access to the **Reception Hall** having laminate floor and radiator.

Lounge: 4.90m (16'1") x 4.06m (13'4")

Having gas fire within feature fire place, radiator and coved ceiling.

Dining Room: 3.53m (11'7") x 2.69m (8'10")

Having French doors to rear garden, coved ceiling and under stairs storage cupboard.

Cloakroom:

Having low level w.c., pedestal hand washbasin, tiled splashbacks and radiator.

Dining Kitchen: 3.02m (9'11") x 4.14m (13'7") Max

Having separate dining area, tiled floor, radiator, wall and base units with work top over, one and a half bowl inset sink with monobloc tap, inset gas hob with cooker hood over, built in electric oven, tiled splashbacks, plumbing for washing machine and coved ceiling.

Utility Room: 1.70m (5'7") x 1.65m (5'5")

Having storage units, worktop, double glazed rear entrance door and extractor fan.

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

Bedroom 1: 4.22m (13'10") x 4.04m (13'3") narrowing to 10'4"

Having radiator and coved ceiling.

Ensuite:

Having low level w.c., pedestal hand washbasin with mixer taps, corner mounted separate shower cubicle with mains fed shower, heated chrome towel radiator, extractor fan and tiled splashbacks.

Bedroom 2: 3.20m (10'6") x 2.77m (9'1")

Having radiator and coved ceiling.



Lounge



Further Aspect



Dining Room



Cloakroom



Kitchen

Bedroom 3: 2.79m (9'2") x 2.51m (8'3")

Having radiator and coved ceiling.

Bedroom 4: 3.20m (10'6") x 2.03m (6'8")

Having coved ceiling and radiator.

Bathroom:

Having low level w.c., pedestal hand washbasin with mixer taps, bath with mixer taps and shower attachment, heated chrome towel radiator and tiled splashbacks.

Outside:

*A block paved drive partially shared to the access provides access to the parking area to the front of the property and approaches the **Attached Garage 5.05m (16'7") x 2.46m (8'1")** having up and over door, lighting and power points. A gate provides access to the side and rear of the property with paved and gravelled areas which approach the main garden area with block paved semi circular patio area, further block paving, lawned area all fully enclosed by timber fencing. There is an external 13amp power point and a cold water tap to the front.*



Breakfast Area



Landing



Bedroom 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ensuite



Bedroom 2



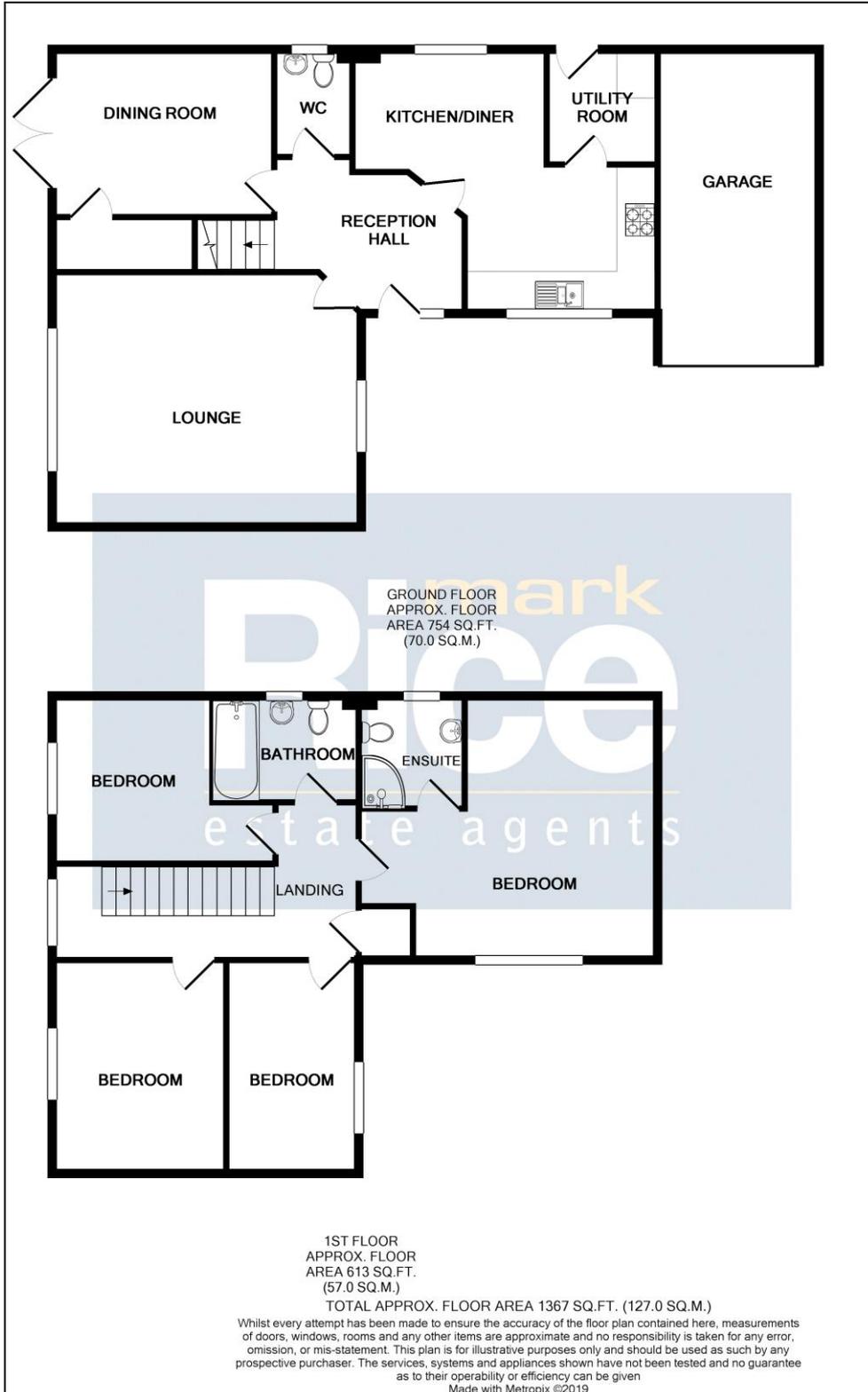
Bedroom 3



Bedroom 4



Rear Garden



- 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 27/08/2020

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