

***NORTH DRIVE,
CRANWELL, NG34 8HU***



£139,950

Located within this tucked away position and with the advantage of No Chain, a good sized Three Bedroom Terraced House with Garden and Garage. The property is currently rented out and benefits from Gas Central Heating and Double Glazing to full accommodation comprising Entrance Porch, Hall, Walk-in Store Room, Kitchen, 17'7 x 13'7 Lounge, Three Bedrooms, all with built-in wardrobes, Bathroom and Separate W.C. The property has good sized enclosed rear gardens and a garage located close by within a block. This well presented property provides good sized accommodation, hence early viewing is strongly advised.

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 towards Cranwell. Proceed through the village and upon entering RAF Cranwell, turn right into Flowerdown Avenue. Follow this road as it enters North Drive and the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door and side screen provides access to the **Porch** having tiled floor and a door to the **Hall** having double radiator and **Walk-in Store** 1.63m (5'4") x 1.30m (4'3") having door to front.

Lounge: 5.36m (17'7") x 4.14m (13'7")

Having two radiators, electric fire with surround and windows to two elevations.

Kitchen: 3.63m (11'11") x 2.46m (8'1") extending to 3.45m (11'4")

Having range of wall and base units, worktop, sink, wall mounted boiler, double glazed rear entrance door, understairs cupboard, cooker hood, tiled splashbacks, and radiator.

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

Bedroom 1: 3.81m (12'6") x 3.20m (10'6")

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

Bedroom 2: 3.63m (11'11") x 2.46m (8'1")

Having radiator, built-in double wardrobe with sliding doors.

Bedroom 3: 3.23m (10'7") x 2.11m (6'11")

Having radiator and single built-in wardrobe cupboard.

Bathroom:

Having bath, hand washbasin, radiator, tiled splashbacks, electric convector wall heater, mains fed shower and extractor fan.

Separate W.C

Having low level w.c and radiator.

Outside:

The front garden is laid to lawn and a gate provides access to the bin store which provides further access to the **Walk-in Store** within the property. The **Rear Gardens** are enclosed and have a patio, lawn area and borders. There is a garage located in a block with an up and over door.

Agents Note:

The property is currently tenanted but the tenant is on notice.



Lounge



Dining Kitchen



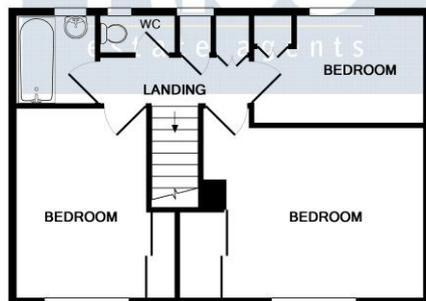
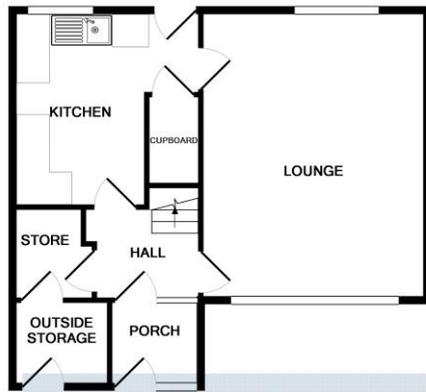
Bedroom 1



Bedroom 2



Garden



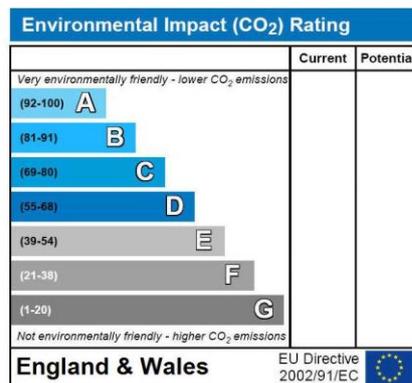
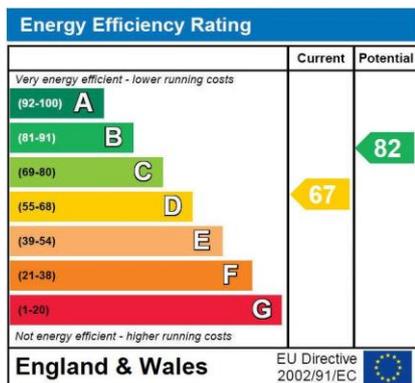
Ricmark
apartments

GROUND FLOOR
 APPROX. FLOOR
 AREA 498 SQ.FT.
 (46.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 436 SQ.FT.
 (40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 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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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 26/4/21

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