

***EASTCHURCH ROAD,
CRANWELL, NG34 8HY***



£145,000

Located in this popular residential area, a good size Two Bedroom End Terrace House situated on a generous corner plot. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Hall, Lounge, Inner Lobby, Re- Fitted Dining Kitchen, Two Double Bedrooms and First Floor Bathroom. There are gardens to the front side and rear of the property thus giving the potential for extension if required (Subject to the necessary permissions). Early viewing is highly recommended.

Location:

Cranwell is located between Sleaford and Lincoln and is also convenient for Newark and Grantham. It has amenities comprising two shops, Post Office, primary school, social club, village hall and good recreational facilities.

Directions:

Travelling from Sleaford, after the Holdingham roundabout take the third exit onto the A15 towards Lincoln. Continue past the village of Leasingham and turn left towards Cranwell. Proceed through the village towards RAF Cranwell and once you have entered the RAF establishment, turn right into Flowerdown Avenue. Follow the road to the left alongside a car park and enter Eastchurch Road. The property can be identified by our 'For Sale' board.

Part glazed double glazed door provides access to the **Entrance Hall** having radiator.

Lounge: 4.65m (15'3") x 3.25m (10'8")

Having radiator.

Inner Lobby:

Having understairs storage cupboard, radiator and double glazed rear entrance door.

Kitchen Diner: 3.91m (12'10") x 2.54m (8'4")

Having range of wall and base units, worktop, tiled splashbacks, 1½ bowl single drainer sink with monobloc tap, plumbing for dishwasher and washing machine, built-in eye level double oven, electric hob, cooker hood, radiator, wall mounted combination boiler, radiator and ceiling downlighters.

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

Bedroom 1: 3.38m (11'1") x 2.84m (9'4")

Having built-in double wardrobe with overhead lockers and radiator.

Bedroom 2: 3.35m (11'0") x 3.02m (9'11")

Having radiator.

Bathroom:

Having 'P' shaped shower bath, vanity hand washbasin, low level w.c, tiled splashbacks and radiator.

Outside:

The gardens to the front and side of the property are mainly laid to lawn with mature trees and hedging and a block paved drive provides access to the front door. The **Enclosed Rear Garden** is laid to lawn with a patio area and enclosed by timber fencing and there is an **Attached Store**. Gates to the side of the property provide access into the garden with the potential to create a parking area and a shed is included.



Lounge



Dining Kitchen



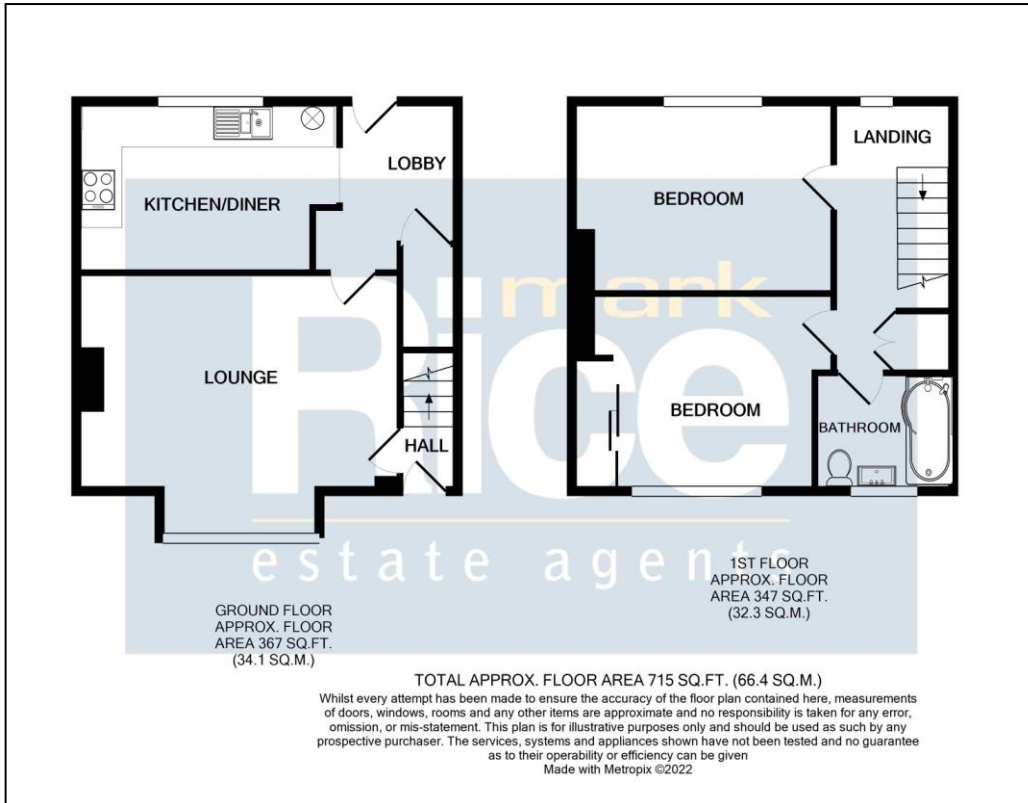
Bedroom 1



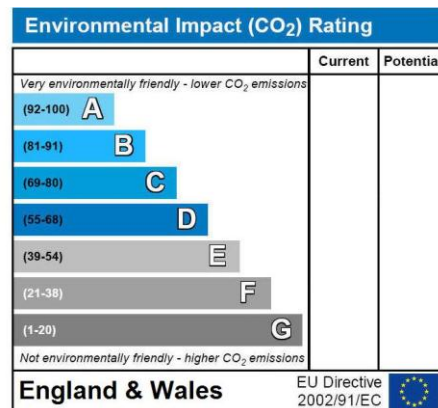
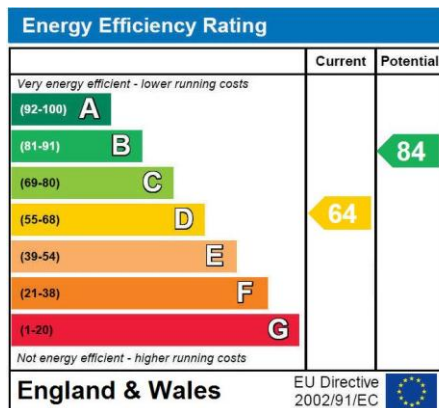
Bedroom 2



Bathroom



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 15/4/22

Viewing Strictly by Appointment With Mark Rice Estate Agents
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