

***DE GRAVEL DRIVE,
CRANWELL, NG34 8XF***



£190,000

With the advantage of No Chain and located in this popular residential area close to the village centre, and Extended Three Bed Semi Detached House which has undergone recent works of improvement and modification. The property has a particularly private and sheltered South Facing Rear Garden, Garage and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Extended Lounge, 14'5 x 12' Re-Fitted Dining Kitchen, Utility Room, Three Bedrooms and Re-Fitted Bathroom. There is a low maintenance garden to the front and a gate from the rear garden provides access to the Garage. This well presented property requires early viewing.

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 Village. Once in the village, turn right into De Gaunt Drive and follow the road as it bears to the left and enters Edmunds Road. Take the second turning on the left into De Gravel Drive and the property is located on the left hand side as indicated by our 'For Sale' board.

A covered storm porch and door with outside storage cupboard provides access to the:

Extended Lounge: 4.42m (14'6") x 3.66m (12'0") and 4.52m (14'10") x 1.63m (5'4")

Having radiator.

Dining Kitchen: 4.39m (14'5") x 3.66m (12'0")

Having a range of wall and base units, worktop forming breakfast bar, inset sink with monobloc tap, built-in oven, electric hob, cooker hood, tiled splashbacks, wall mounted gas boiler, and French doors to rear garden.

Utility Room: 2.82m (9'3") x 1.60m (5'3")

Having worktop, tiled splashbacks, larder unit, wall unit, plumbing for washing machine and double glazed rear entrance door.

Stairs provide access to the First Floor Landing having loft access and cupboard.

Bedroom 1: 4.42m (14'6") narrowing to 3.48m (11'5") x 2.95m (9'8")

Having two windows and radiator.

Bedroom 2: 2.54m (8'4") x 2.41m (7'11")

Having radiator.

Bedroom 3: 2.92m (9'7") x 1.83m (6'0")

Having radiator.

Bathroom:

Being fully tiled and having bath with shower over, pedestal hand washbasin and low level w.c.

Outside:

The front garden is gravelled for ease of maintenance. The **South Facing Rear Garden** is laid to lawn with a concrete patio and a gate provides access to the rear which in turn provides access to the garage which is located within a block. The garage has an up and over door.

Council Tax Band B.



Lounge



Dining Kitchen



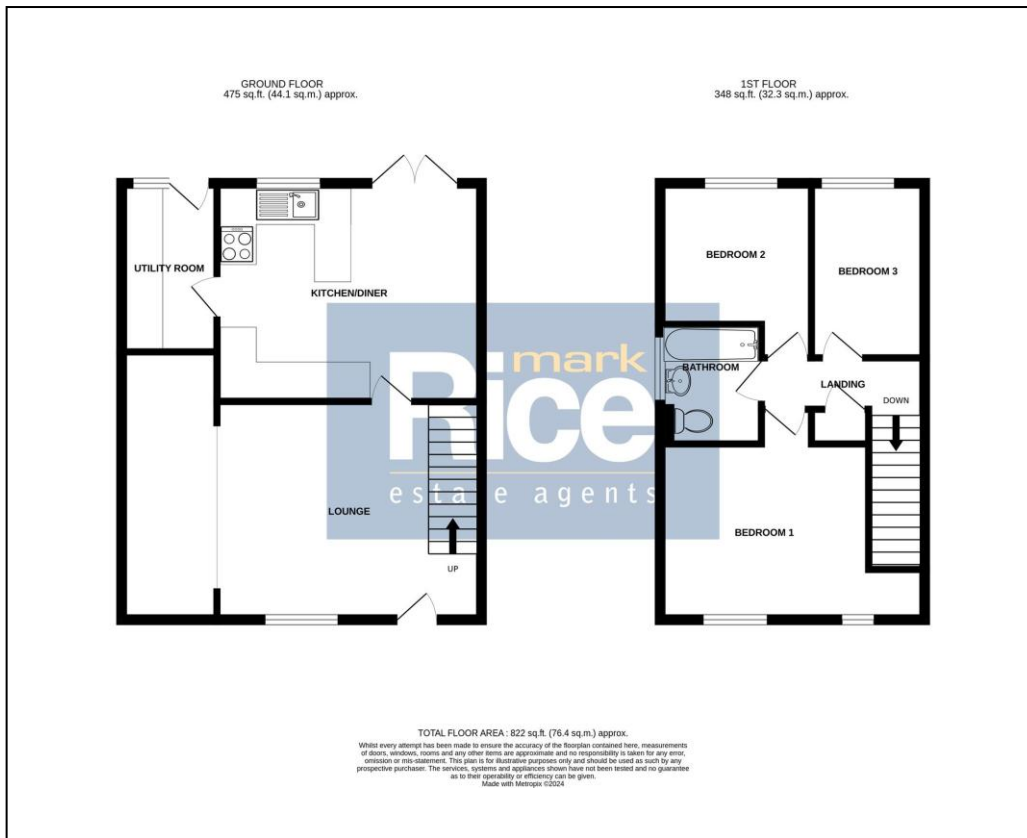
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 30/01/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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