



Sleaford Road
Cranwell Village

MOUNT & MINSTER

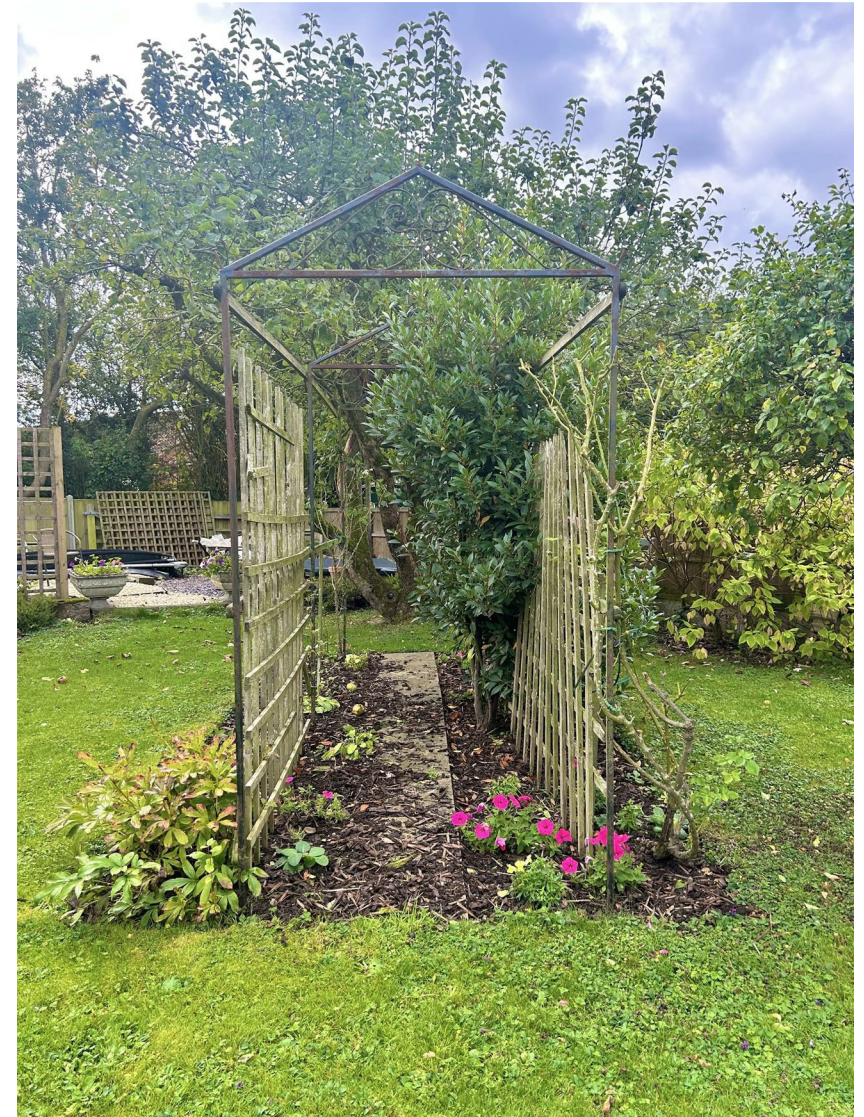


Sleaford Road

Cranwell Village

Newly renovated throughout with a contemporary, open-plan kitchen and flexible living accommodation from top to bottom, this impressive single storey dwelling offers comfortable living on a generous plot.

- Detached Bungalow
 - Newly Renovated
 - Open-Plan Kitchen
 - Lounge
 - Playroom/Study
 - Four Bedrooms
 - Two Bathrooms
 - Garage
- Front & Rear Gardens
 - No Onward Chain



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DESCRIPTION

A newly renovated single storey dwelling with flexible living and an impressive finish throughout. Accommodation briefly includes a newly fitted kitchen with an open-plan dining or living space, a large lounge which is also complemented by an additional reception room which would be useful as a snug, playroom or large private study. There is both a new bathroom and a shower room on the ground floor, together with two large bedrooms, with a further two bedrooms located on the first floor.

OUTSIDE

The property approached onto a spacious driveway with ample parking for multiple vehicles on the tarmac driveway. There is a carport and a garage with direct vehicular access from the front of the property. A low-maintenance garden is located to the front which is gravelled and has a side access to the rear garden.

The rear garden is predominantly laid to lawn with a large paved area outside the kitchen providing a superb space for outdoor dining and entertaining. There are a selection of fruit trees, shrubs and flower beds with sheds and storage as well as a wood store at the gable end. At the bottom of the garden is a large gravel driveway with further parking and is ideal for the storage of a caravan or motorhome.

LOCATION

Cranwell benefits from some of the most iconic buildings that form part of the College. The property is within easy access to the A17 that links nearby Sleaford to Newark (direct trains to London Kings Cross), as well as the A1.

Cranwell and Cranwell Village provide a range of convenient services including a Primary School, village shop, post office, general store and newsagent. Additional services and schools can be found in nearby Sleaford, Grantham, Newark and Lincoln.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.





There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

Lincoln, only 17 miles away, is a stunning cathedral city, combining fascinating history with superb modern shopping facilities to enjoy. The University of Lincoln Campus is also located here and offers a wide range of courses.

SCHOOLS

Cranwell has its own Ofsted Rated 'Outstanding' primary school. Nearby Sleaford offers well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

ENERGY PERFORMANCE

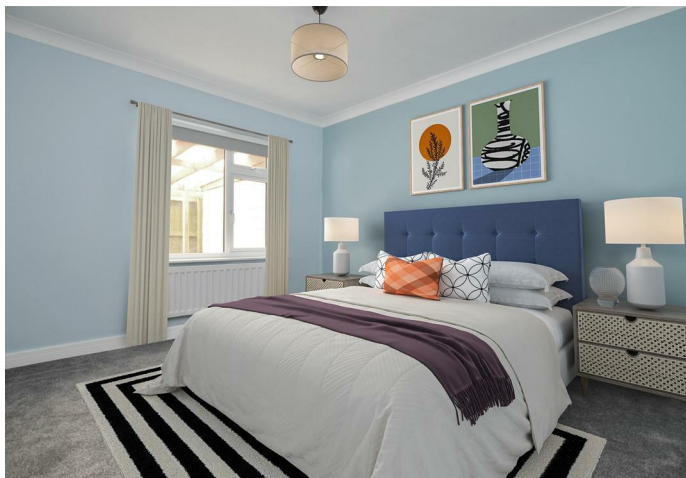
Rating: C

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.





Sleaford Road, Cranwell Village



Approx. Gross Internal Floor Area 1268 sq. ft / 117.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

