

***HOME PARK,  
CRANWELL VILLAGE, NG34 8DH***



**£315,000**

***An Individual, Architect Designed and spacious Four Bedroom Detached House located within this quiet cul-de-sac in the popular village of Cranwell, with Ample Parking, Detached Garage and Large Workshop and offered to the market with No Onward Chain. The property is in need of some cosmetic updating but offers plenty of scope for a buyer to put their own stamp on this spacious home which benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Large Entrance Hall, 21' Living Room, Conservatory, Dining Room, Kitchen, Breakfast Room, Utility Room, Cloakroom, Four Double Bedrooms and Large Family Bathroom. Outside an extensive driveway provides more than ample parking and approaches the Garage and 21'4 Workshop with a South facing and well manicured front garden, and there is a further particularly private garden to the side. To appreciate the space this family home has to offer and its potential, viewing is strongly recommended.***

**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:**

From our offices head North and proceed to the Holdingham roundabout. Take the third exit signed Lincoln and take the next left turn towards Cranwell. Enter Sleaford Road and continue into the village and follow the road as it bears to the left. Take the first turning on the left into Home Park where the property is located on the left hand side.

A double glazed entrance door provides access to the Entrance Hall having smoke alarm and radiator.

**Cloakroom:**

Having low level w.c, vanity hand washbasin with mixer tap, tiled splashbacks and radiator.

**Lounge: 6.40m (21'0") x 3.73m (12'3")**

Having coved ceiling, radiator, sliding glazed doors to the Dining Room and sliding patio doors to the Conservatory.

**Conservatory: 3.56m (11'8") x 2.39m (7'10")**

Having uPVC French door to the front garden.

**Dining Room: 3.73m (12'3") x 2.77m (9'1")**

Having coved ceiling and radiator.

**Kitchen: 2.95m (9'8") x 2.84m (9'4")**

Having a range of matching wall and base units with worktop over, 1½ bowl inset ceramic sink with mixer tap, double eye level electric oven, inset four ring electric hob with matching unit cooker hood over, tiled splashbacks ceiling downlighters, tiled floor and radiator.

**Breakfast Room: 2.69m (8'10") x 1.37m (4'6")**

Having door to the rear garden.

**Utility Room: 2.51m (8'3") x 2.31m (7'7")**

Having base units with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, further space for under counter fridge, tiled floor and side entrance door.

Stairs from the **Entrance Hall** provide access to the **First Floor Landing** having airing cupboard, loft access and further store cupboard.

**Bedroom 1: 4.06m (13'4") x 3.40m (11'2") max**

Having recessed open area (formerly the built-in wardrobe), coved ceiling and radiator.

**Bedroom 2: 3.12m (10'3") x 2.84m (9'4")**

Having built-in wardrobe, coved ceiling and radiator.



**Entrance Hall**



**Lounge**



**Further Aspect**



**Conservatory**



**Dining Room**

**Bedroom 3: 3.40m (11'2") x 2.79m (9'2") max**  
Having built-in double wardrobe and radiator.

**Bedroom 4: 3.66m (12'0") x 2.54m (8'4")**  
Having a range of built-in bedroom furniture and radiator.

**Bathroom: 2.97m (9'9") x 2.84m (9'4") max**  
Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, corner bath with pillar taps, separate shower cubicle with electric shower and radiator.

**Outside:**

A large tandem drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Garage 5.59m (18'4") x 2.82m (9'3")** having electric roller door, light and power points and personal door to the patio area which leads to the **Workshop 6.50m (21'4") x 3.56m (11'8") max** having power points, lighting and a cold water tap is fitted. There is also a **Carport**. The front garden is laid mostly to lawn with a variety of mature hedges for privacy, with patio area and a paved path leading to the **Side Garden** which is fully enclosed by timber fencing with a variety of mature hedges and well stocked borders.

Council Tax Band C.



**Kitchen**



**Further Aspect**



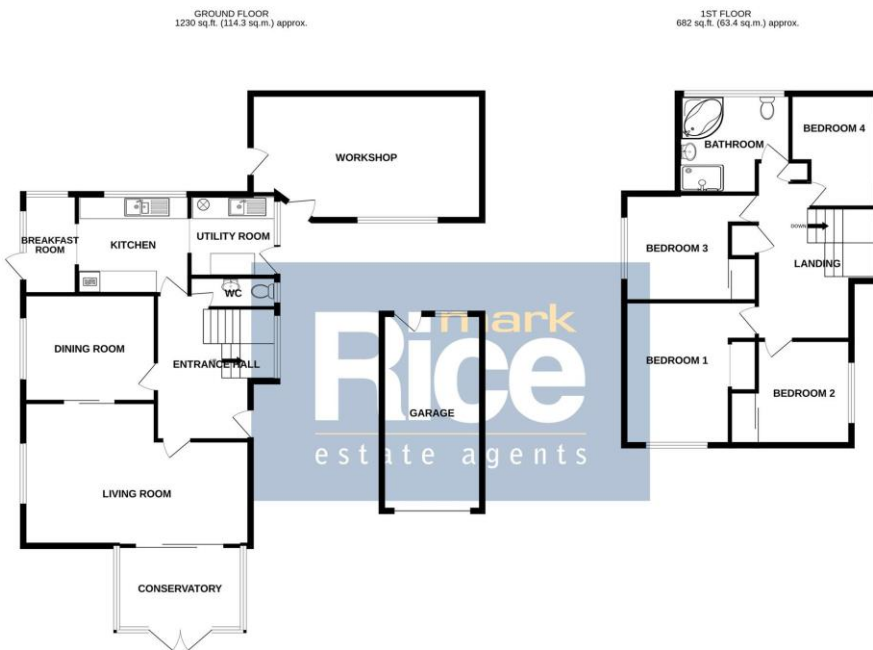
**Breakfast Room**



**Utility Room**



**Bedroom 1**



TOTAL FLOOR AREA: 1912 sq.ft. (177.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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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**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Bathroom**



**Gardens**

**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 09/072024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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