

**WYLSON CLOSE,
CRANWELL VILLAGE, NG34 8EW**



£315,000

Located close to the centre of this popular village and in a small cul-de-sac setting, an individual and spacious Four Bedroom Detached House providing good sized gardens and more than Ample Parking to the front of the property. The property benefits from Air Source Central Heating backed by Double Glazing, and the full accommodation comprises Entrance Hall, Cloakroom, Good Sized Lounge open plan to the Dining Room with wood burning stove, Dining Kitchen, Conservatory and a Double Garage partly converted to a Utility Room and Store and Further Store to the front. There are Four Good Sized Bedrooms to the first floor and a Family Bathroom. The gravelled areas to the front provide Parking and there are further potential parking areas to the side of the property. The fully enclosed rear garden is a good size and includes a Summer House. Early viewing is highly 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:

Travelling from Sleaford on the A15 towards Lincoln, turn left towards Cranwell Village. Continue into the village and Wylson Close is the first cul-de-sac on the left hand side. The property is located on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the **Hall** having radiator and understairs storage cupboard.

Cloakroom:

Having vanity hand washbasin with mixer tap, low level w.c and chrome towel radiator.

Lounge Diner: (Split into two rooms):

Lounge Area: 4.62m (15'2") x 4.29m (14'1")

Dining Area: 3.38m (11'1") x 3.23m (10'7")

Having wood burning stove, French doors to the rear garden and two radiators.

Dining Kitchen: 4.27m (14'0") x 4.04m (13'3") max

Having wall and base unit with worktop over, 1½ bowl single drainer inset sink with monobloc tap, cooker hood, chrome towel radiator, open fronted store cupboard, space for Range and double glazed door to the:

Conservatory: 2.36m (7'9") x 2.31m (7'7")

Having two French doors and providing access to the:

Utility Area: 3.05m (10'0") x 2.44m (8'0")

With further **Adjacent Store** 3.05m (10'0") x 2.44m (8'0").

This area has been converted from the garage and to the front of this is a **Further Storage Area** 4.98m (16'4") x 2.79m (9'2") having up and over door.

Stairs provide access to the **First Floor Landing** having radiator, airing cupboard, loft access and built-in cupboard.

Bedroom 1: 3.43m (11'3") x 3.25m (10'8")

Having radiator and built-in wardrobe with sliding doors.

Bedroom 2: 4.52m (14'10") x 2.62m (8'7") max

Having small built-in cupboard and radiator.

Bedroom 3: 2.79m (9'2") x 2.51m (8'3")

Having radiator.

Bedroom 4: 3.25m (10'8") x 2.54m (8'4")

Having radiator.



Cloakroom



Lounge Diner



Dining Area



Kitchen Diner



Further Aspect

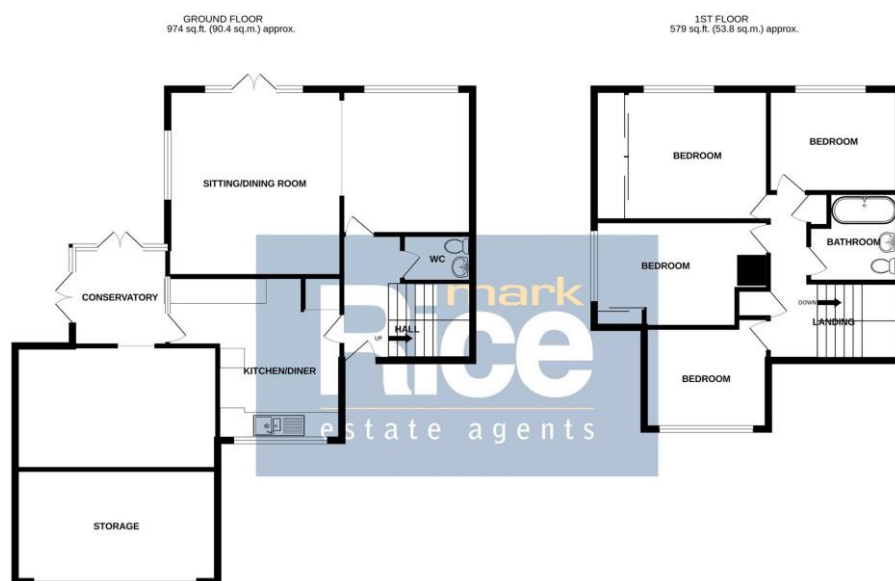
Bathroom:

Having bath with side taps, pedestal hand washbasin with mixer tap, low level w.c, chrome towel radiator, tiled splashbacks and mains fed shower.

Outside:

The gardens to the front of the property are gravelled to provide **Parking**, and a gate to the side of the house provides access to a further area which has been previously used for parking. Please note, the summer house in this area is not included in the sale. The **Rear Garden** is enclosed and has a decking area, lawn, safe play area, **Summer House** and adjacent to the house is covered paved area providing access to the Conservatory.

Council Tax Band D.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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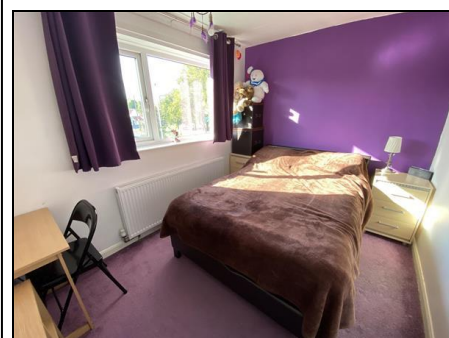
Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden



Further Front Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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 18/9/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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