

***CHERRY TREE CRESCENT,
CRANWELL, NG34 8GS***



£205,000

Located in this quiet cul-de-sac convenient for the primary school and local shop, and within easy access of the A17, a well presented Three Bedroom Semi Detached House offering a good sized South facing rear garden and Garage in a small block. The property has been well maintained by the current owner and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Porch, Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, the rear garden is particularly private and early viewing of this property is recommended to appreciate the spacious accommodation available and its peaceful setting.

Directions:

From our office head North and at the Holdingham roundabout take the second exit signed A17 to Newark. Take the next turning on the right signed Cranwell and enter Rauceby Lane. At the 'T' junction turn left into Cranwell Avenue and take the sixth turning on the right into Cherry Tree Crescent. Follow the road as it bears to the left and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Porch** with further timber glazed door providing access to the **Entrance Hall** with smoke alarm and radiator.

Cloakroom:

Having close coupled wc, floating hand washbasin with pillar taps, extractor fan and radiator.

Dining Room: 2.87m (9'5") x 2.67m (8'9")

Having coved ceiling and radiator.

Lounge: 5.11m (16'9") x 2.90m (9'6") max

Having feature electric fire with surround, coved ceiling radiator and sliding patio doors to the:

Conservatory: 4.17m (13'8") x 2.97m (9'9") max

Having tiled floor and French doors to the rear garden.

Kitchen: 3.15m (10'4") x 2.84m (9'4")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for fridge freezer, breakfast bar, tiled splashbacks and radiator.

Utility Room: 2.21m (7'3") x 1.24m (4'1")

Having base unit with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, store cupboard, tiled splashbacks, radiator and side entrance door.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard housing the combination boiler, loft access and smoke alarm.

Bedroom 1: 3.84m (12'7") x 3.15m (10'4")

Having radiator and an arch providing access to the **Dressing Area 1.35m (4'5") x 1.88m (6'2")** having radiator.

En-Suite:

Having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan and chrome towel radiator.

Bedroom 2: 2.90m (9'6") x 2.87m (9'5")

Having radiator.

Bedroom 3: 2.92m (9'7") x 2.84m (9'4")

Having radiator.

**Dining Room****Lounge****Conservatory****Kitchen****Bedroom 1**

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over, extractor fan and chrome towel radiator.

Outside:

The front garden is laid to lawn with a paved path leading to the entrance door with a further paved area. A timber gate provides access to the **South Facing Rear Garden** which is laid predominantly to lawn with a patio area, gravelled borders, further well stocked borders with hedging and a timber shed with power and lighting, all fully enclosed by timber fencing. A cold water tap is fitted and there is a garage in a block with a block paved drive providing parking for one vehicle.

Council Tax Band C.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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En-Suite



Bedroom 2



Bedroom 3



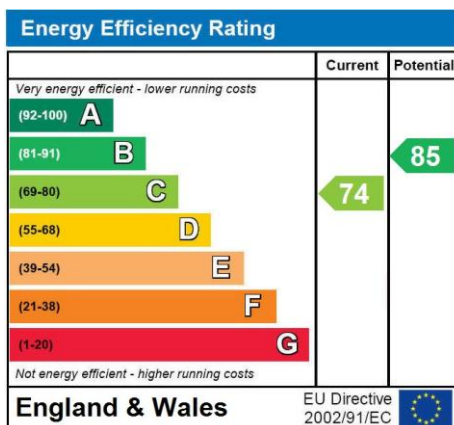
Bathroom



Rear Garden



Garage (highlighted)



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 07/10/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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