

***DE GAUNT DRIVE,
CRANWELL, NG34 8BZ***



£210,000

With the advantage of No Forward Chain and located on a much larger than average corner plot, an Extended and Improved Two Bedroom Detached Bungalow offering more than Ample Parking. The property is located within walking distance of the centre of this popular village and has a particularly private and sheltered rear garden. The bungalow benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Hall, Kitchen, Lounge with Living/Dining Room off, Two Bedrooms with En-Suite to the master bedroom, Bathroom and Conservatory. Early viewing is highly recommended to appreciate the size of accommodation available and the large plot.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, turn left towards the village of Cranwell. Once in the village, turn right into De Gaunt Drive where 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 Hall having radiator, loft access, storage cupboard and further cupboard housing the combination boiler.

Lounge: 3.58m (11'9") x 3.58m (11'9")

Having radiator. An arch provides access to the:

Living/Dining Room: 3.35m (11'0") x 3.28m (10'9")

Having radiator and French doors to the:

Conservatory: 3.12m (10'3") x 2.49m (8'2")

Having French doors to the garden and patio doors to Bedroom 2.

Bedroom 1: 3.99m (13'1") x 3.15m (10'4")

Having radiator, built-in double cupboard and further store cupboard.

En-Suite:

Having low level w.c, pedestal hand wash basin, large shower with electric unit, radiator and tiled splashbacks.

Bedroom 2: 2.82m (9'3") x 1.65m (5'5")

Having radiator.

Kitchen: 3.12m (10'3") x 2.79m (9'2")

Having a range of wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, Range cooker as fitted, cooker hood and plumbing for washing machine

Bathroom:

Having bath with mains fed shower over, low level w.c, pedestal hand washbasin, radiator and tiled splashbacks.

Outside:

The bungalow is located on a large corner plot with good conifer hedging and a gravelled drive to the front of the property provides **Ample Parking** which continues alongside the property. The remainder of the front garden is laid mostly to lawn and a cold water tap is fitted. Double opening gates provide access to the drive to the side of the bungalow and **Rear Garden** which is laid to lawn with a patio area. There is a further garden to the Northern side of the property with lawn, and an external 13 amp power point is fitted. There are three garden sheds included.

Council Tax Band B.



Lounge



Further Aspect



Living/Dining Room

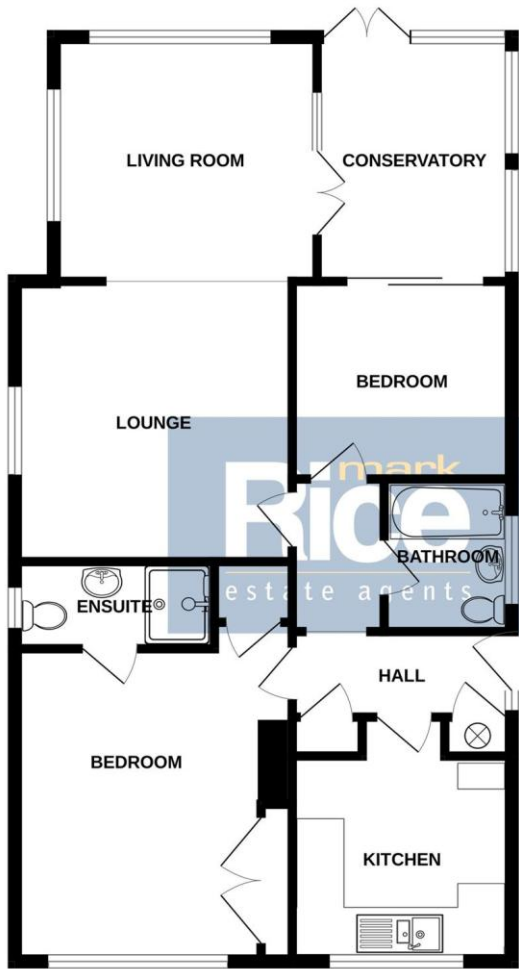


Conservatory



Bedroom 1

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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



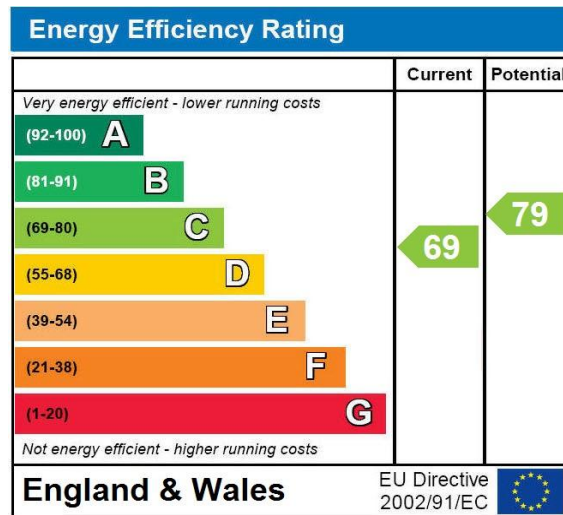
Kitchen



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 14/10/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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