



6 Harrington Rise
Cranwell, Sleaford

BROWN & CO JH Walter



6 Harrington Rise, Cranwell, Sleaford

A four bedroom detached family home situated on a generous corner plot extending to around 0.18 of an acre. The well-presented accommodation provides an entrance hall, wc, kitchen, dining room and lounge to the ground floor with four bedrooms and a family bathroom to the first floor.

Outside the property sits in a generous corner plot extending to around 0.18 of an acre. The grounds are mainly laid to lawn with a large wrap around patio, low maintenance borders, tarmac and gravel driveway and a double garage with electric roller shutter door, power and light.

The village of Cranwell offers a range of amenities including a highly-regarded primary school, cafe, village hall and RAF base which is home to the RAF College which provides officer training for all branches of the RAF. Cranwell is also well-connected, with easy access to the A15 and A17 roads, as well as the nearby towns of Sleaford and Lincoln.



ACCOMMODATION

Entrance Hall

With stairs to first floor with storage area under, cloaks cupboard, radiator, underfloor heating, door to;

WC

Two piece suite comprising low flush WC, wash hand basin, heated towel rail, fully tiled walls.

Kitchen

Double glazed casement windows to rear elevation, fitted wall base units with stainless steel one and a half bowl drainer sink, space and plumbing for washing machine and dishwasher, range master cooker with extractor over, space for American fridge, column radiator, storage cupboard housing Worcester oil fired boiler, Underfloor heating, double glazed door to side elevation.

Dining Room

Double glazed casement window to front elevation, radiator.

Lounge

Double glazed casement window to front and side elevation with double glazed French doors to rear elevation, open fireplace with stone surround, two radiators.

Half Landing

With double glazed picture window to side elevation and attractive glass panelled staircase.

First Floor

Landing

Double glazed casement window to side elevation, radiator, airing cupboard.

Bedroom One

Double glazed casement window to front elevation, radiator, built in wardrobes.

Bedroom Two

Double glazed casement window to front elevation, radiator, built-in wardrobes.

Bedroom Three

Double glazed casement windows to rear elevation, radiator.

Bedroom Four

Double glazed casement window to side elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, four piece suite comprising tiled bath, pedestal wash basin, low flush WC, shower cubicle, extractor, part tiled walls.

Outside

The property sits in a generous corner plot extending to around 0.18 of an acre. The grounds are mainly laid to lawn with a large wrap around patio, low maintenance borders, tarmac and gravel driveway and a double garage with electric roller shutter door, power and light. There is also a summer house and a timber garden shed.

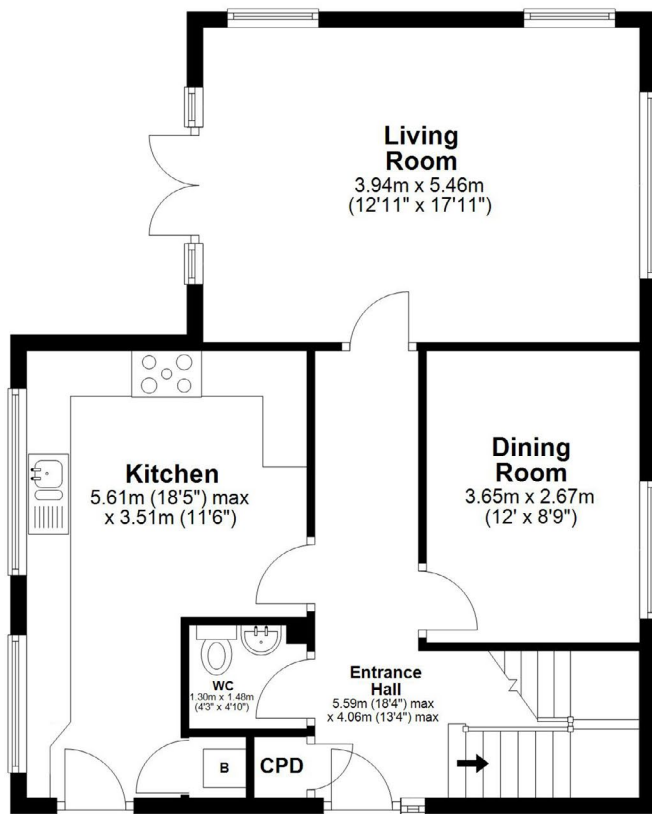
Services

The property offers mains water, electric, oil fired central heating, gas and main sewer connection.



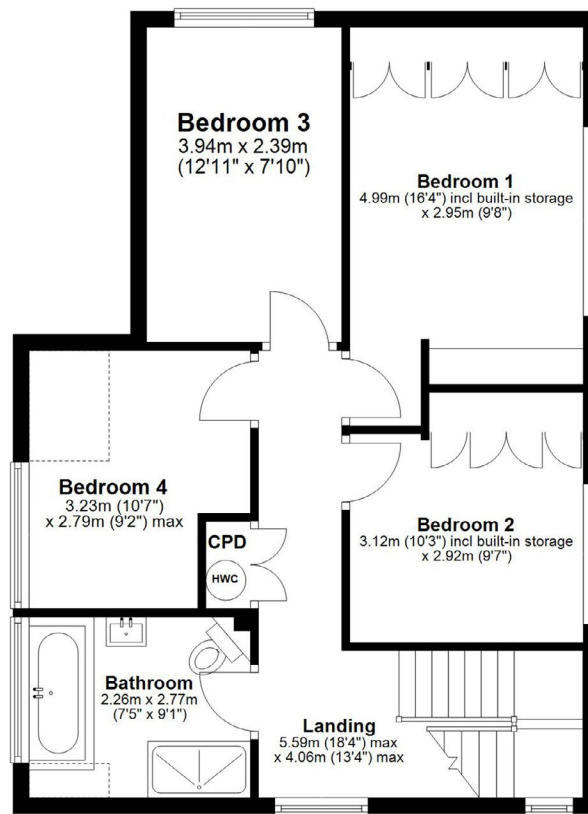
Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



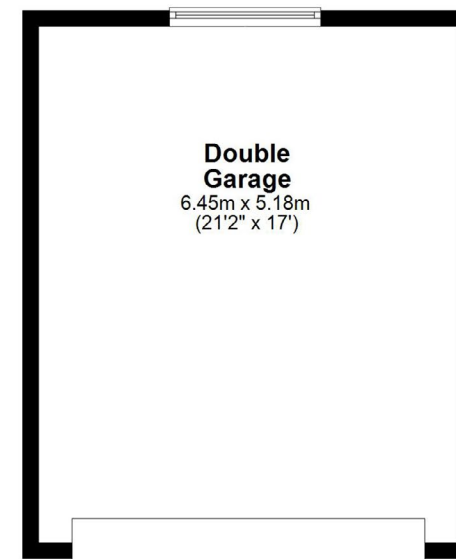
First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Garage

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 160.0 sq. metres (1722.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

6 Harrington Rise, Cranwell

Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80 mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Council Tax
Band D

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

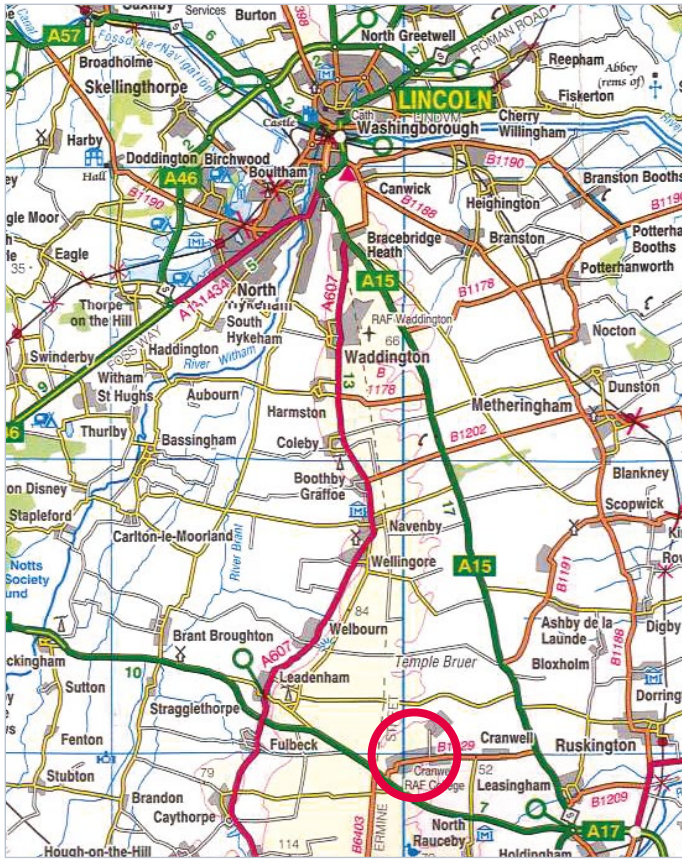
Tenure & Possession

Freehold and for sale by private treaty.

Agent

James Mulhall
01522 504304
lincolncitycentre@brown-co.com





Directions - NG34 8XH

From the A15 South proceed until you reach a right hand turn towards Cranwell. Follow the B1429 Sleaford Road and then turn right onto Willow Lane and immediately right again onto Harrington Rise where the property can be found on the left.

<https://what3words.com/revives.jacket.mistaking>

Energy performance certificate (EPC)

6 Harrington Rise Cranwell Village SLEAFORD NG34 8XH	Energy rating D	Valid until: 30 July 2035 Certificate number: 8300-2296-0622-3570-3353
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Property type: Detached house
Total floor area: 129 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	69 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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