



6 Harrington Rise  
Cranwell, Sleaford







## 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

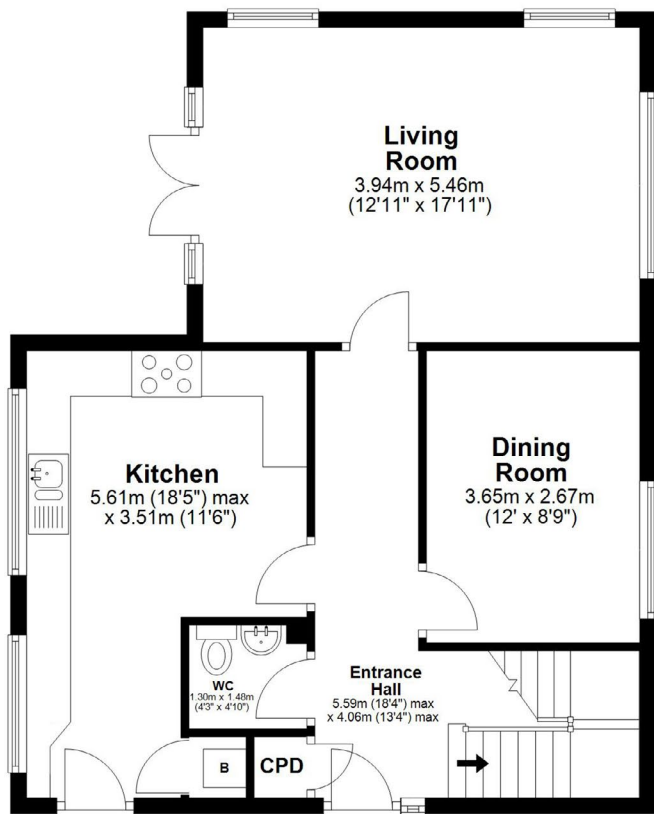
The property offers mains water, electric, oil fired central heating, gas and main sewer connection.





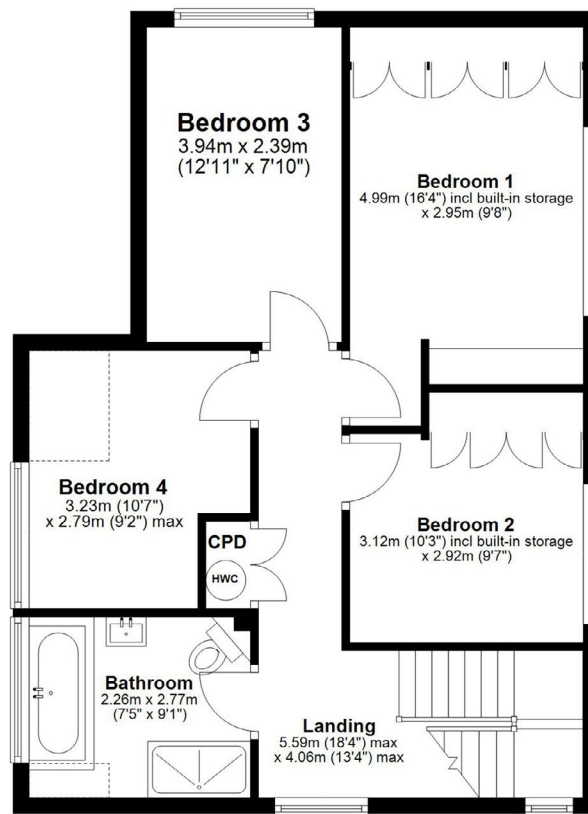
## Ground Floor

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



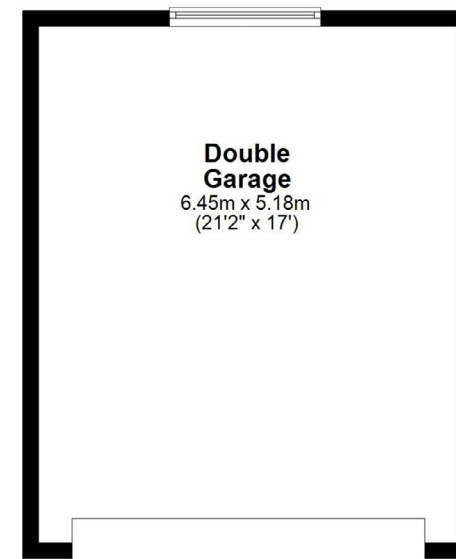
## First Floor

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&Co 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.

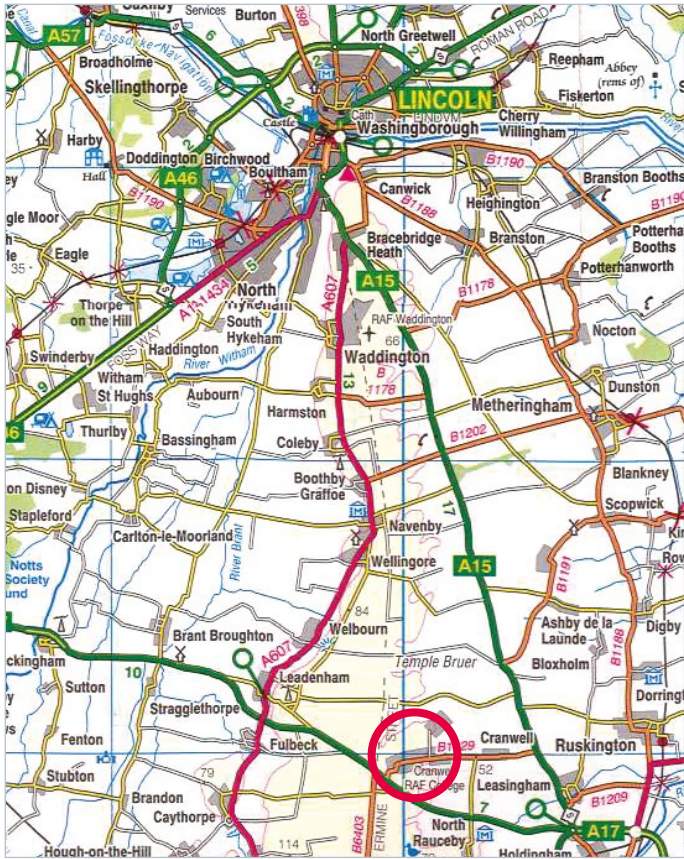
### Agent

James Mulhall  
01522 504304  
lincolnresidential@brown-co.com









### Energy performance certificate (EPC)

6 Harrington Rise Cranwell Village SLEAFORD NG34 8XH	Energy rating <b>D</b>	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.](#)

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

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

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>

**IMPORTANT NOTICES**  
Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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