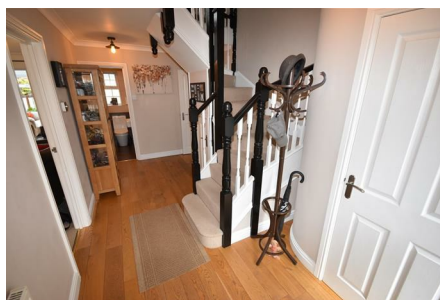


## Bristow Road, Cranwell Village, NG34 8FG



**Offers Over £450,000 Freehold**



Welcome to this stunning detached house located on Bristow Road in the charming Cranwell Village. This modern property, boasts an impressive 2,368 sq ft of living space spread across three storeys. Upon entering, you are greeted by two spacious reception rooms perfect for entertaining guests or relaxing with family. With five bedrooms and three bathrooms, there is an abundance of space for a growing family or those who enjoy having guests over.

One of the highlights of this property is the garden room and sun room offering a tranquil space to enjoy the beautiful private south facing rear gardens. Imagine sipping your morning tea while basking in the natural light that floods these rooms. Parking will never be an issue with space for up to five vehicles, making hosting gatherings or having multiple cars convenient. The property is in immaculate condition, ensuring that you can move in hassle-free and start enjoying all it has to offer.

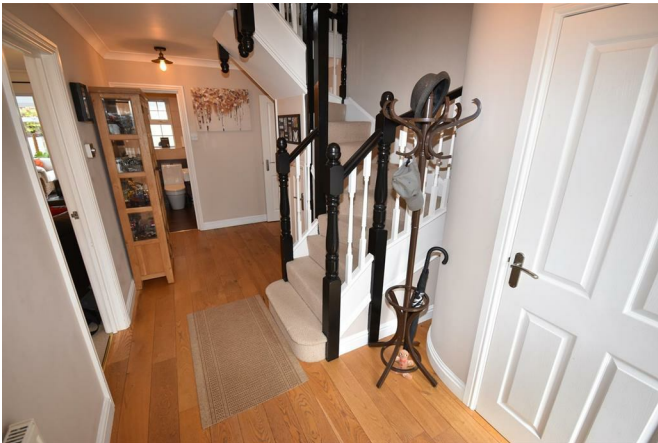
Don't miss out on the opportunity to own this exceptional property in Cranwell Village. With its generous living space, beautiful garden rooms, and prime location, this house is ready to become a wonderful home for its new owners. Please watch the Presentation video which provides a virtual tour with Peter Atkinson the owner of Belvoir which we hope will tempt you into coming up for physical viewing to better appreciate this delightful family home

## Accommodation



The property is located down a shared driveway set back from the main road located in front of a village green and is entered through a composite door having glazed frosted glazed panels either side

## Entrance Hall 8'2" x 16'4"



Having solid oak flooring, pendant lighting, HIVE central heating programmable room thermostat, smoke alarm, large cupboard for coats and shoes and additional half height cupboard under the stairs, doors leading to lounge WC and kitchen.

## Lounge 11'9" x 23'3"



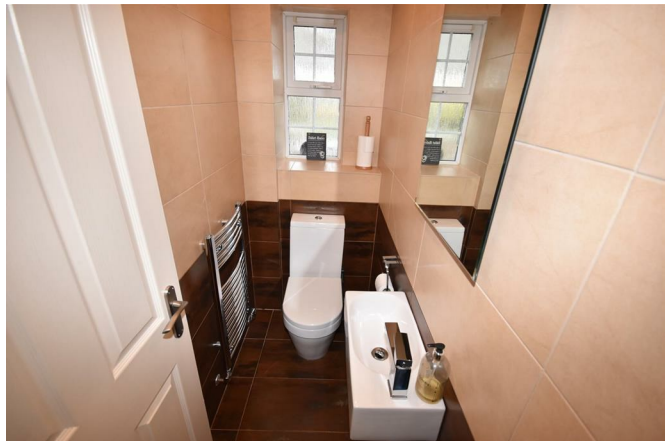
Having two windows to front elevation, carpeted flooring, log burner, 2 large radiators, dado rail and coving, double doors leading into sun room with adjacent glazed panels either side and pendant lighting.

## Sun Room 13'2" x 12'6"



Having in late 2022 an entire new thermal roof incorporating 2 new skylight windows costing £17000, ceramic tiled floor double doors leading to garden, TV and power points and a ceiling light unit.

## WC 2'7" x 6'7"



Having frosted window to the rear elevation, ceramic tiled floor and fully tiled walls, close coupled toilet, slimline rectangular sink with chrome mono bloc tap and mirror above, chrome heated towel rail and two spot lights in the ceiling.

## Kitchen/Dining Room 10'4" x 23'3"



Two windows to the front and two to the rear elevations, two large radiators, a dining area to the front

and kitchen to the rear with a range of wall and base units incorporating a corner carousel unit, soft close drawers, a cooking range with two ovens, heated drawer, grill and 7 gas rings with large stainless steel extractor hood above, laminate worktops with tiled splash-backs above, composite one and half bowl sink with mixer tap, space and plumbing for a dishwasher and a large american fridge freezer included. It has a centre island which is completely movable with an overhang for bar stools. ceramic tiled flooring and spot lighting.

## Utility 5'4" x 6'7"



Having the same ceramic tiled floor as in the kitchen, upper glazed door with cat flap, laminate worktop with wall and base units, space and plumbing for 2 appliances, built in water softener, new Ideal Vogue Max Combi Boiler with 11 years warranty and parts remaining (subject to maintaining an annual servicing schedule) tiled splash-back, extractor fan and spot lighting.

## Bedroom 1 11'9" x 16'4"



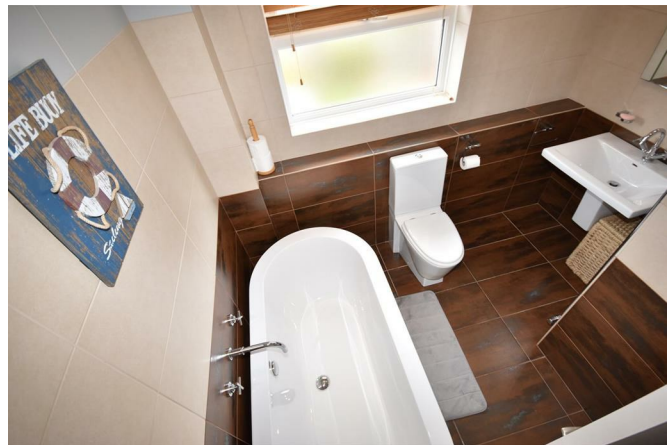
Two windows to the front elevation with radiator underneath, carpeted flooring, pendant lighting, double doors leading to a large dressing room with hanging rails each side, with a window and radiator at the end,

## En-suite 6'10" x 6'7"



Having a frosted window to the rear elevation, corner shower cubicle with rainfall and shower on riser from a thermostatic bar mixer shower valve, ceramic tiled floor and walls, close coupled toilet, floating sink with mixer tap, chrome heated towel rail, mirror with light above, extractor fan, mirrored medicine cabinet and spot lights in the ceiling.

## Bathroom 8'2" x 6'7"



Having frosted window to rear elevation, a freestanding double ended oval shaped bath with wall taps with mixer centre spout, close coupled toilet, floating sink with mixer tap, mirror above, fully tiled floor and walls, spot lights in the ceiling, extractor fan and chrome heated towel rail.

**Bedroom 4**  
10'4" x 12'7"



Two windows to the rear elevation, pendant lighting and carpeted flooring.

**Landing**  
8'2" x 18'10"



Having a very large window to the front elevation and an airing cupboard.

**Bedroom 5**  
10'4" x 10'4"



Two windows to the front elevation, pendant lighting and carpeted flooring currently being used as an office.

**Garden Room**



Currently being used as a Gymnasium but could be used as a play room, music or craft room, having double patio doors and adjacent side windows for lots of ambient light, spot lights on the ceiling and lots of sockets.

## Top Landing



Having a large storage cupboard full width of landing going over the stairwell. radiator, pendant lighting, smoke alarm and loft access.

## Bedroom 2 11'8" x 18'4"



Having a Dorma window to front and Velux window to the rear, two radiators, carpeted flooring and pendant lighting.

## Shower Room



Having a shower cubicle with mixer shower, close coupled toilet, pedestal sink with separate hot and cold taps, half height tiling up to sloping ceiling and full tiling up to ceiling on remainder wall surfaces. extractor fan, tiled flooring, light unit on ceiling, shaver socket, and a radiator.

## Bedroom 3 10'4" x 18'4"



Having a Dorma window to front and Velux window to the rear, two radiators, carpeted flooring and pendant lighting.

## Garage and Driveway



Up and over door to the single garage which has insulated plastered walls, electric sockets and lighting. The gravelled driveway has room for one car in front of garage, two to three cars along side the wall which has an EV charge point with one further car being parked behind gates in front of the property.

## Rear Garden



To the right of the garage is a wild garden behind a gate which could be used to grow vegetables, the main rear garden is accessed through a side gate and consists of a large block paved area for alfresco dining and space for hot tub, having ample outside electric sockets and lighting, laid to lawn with some perimeter borders with shrubs and small trees.

## Front Garden



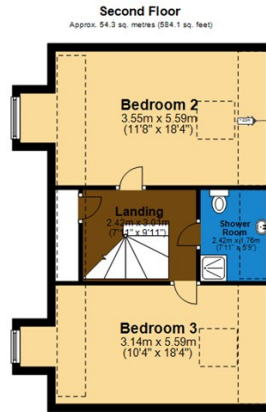
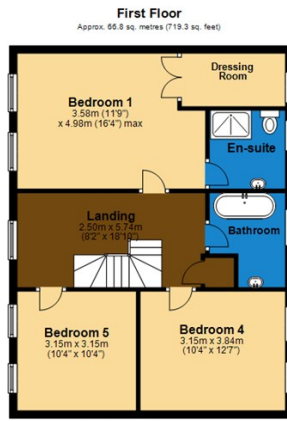
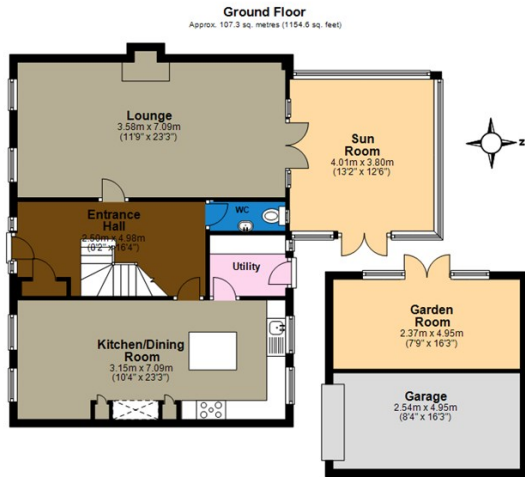
The front is beautifully maintained consisting of a pathways, lawned area and borders with some trees and an ornate Victorian street lamp.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

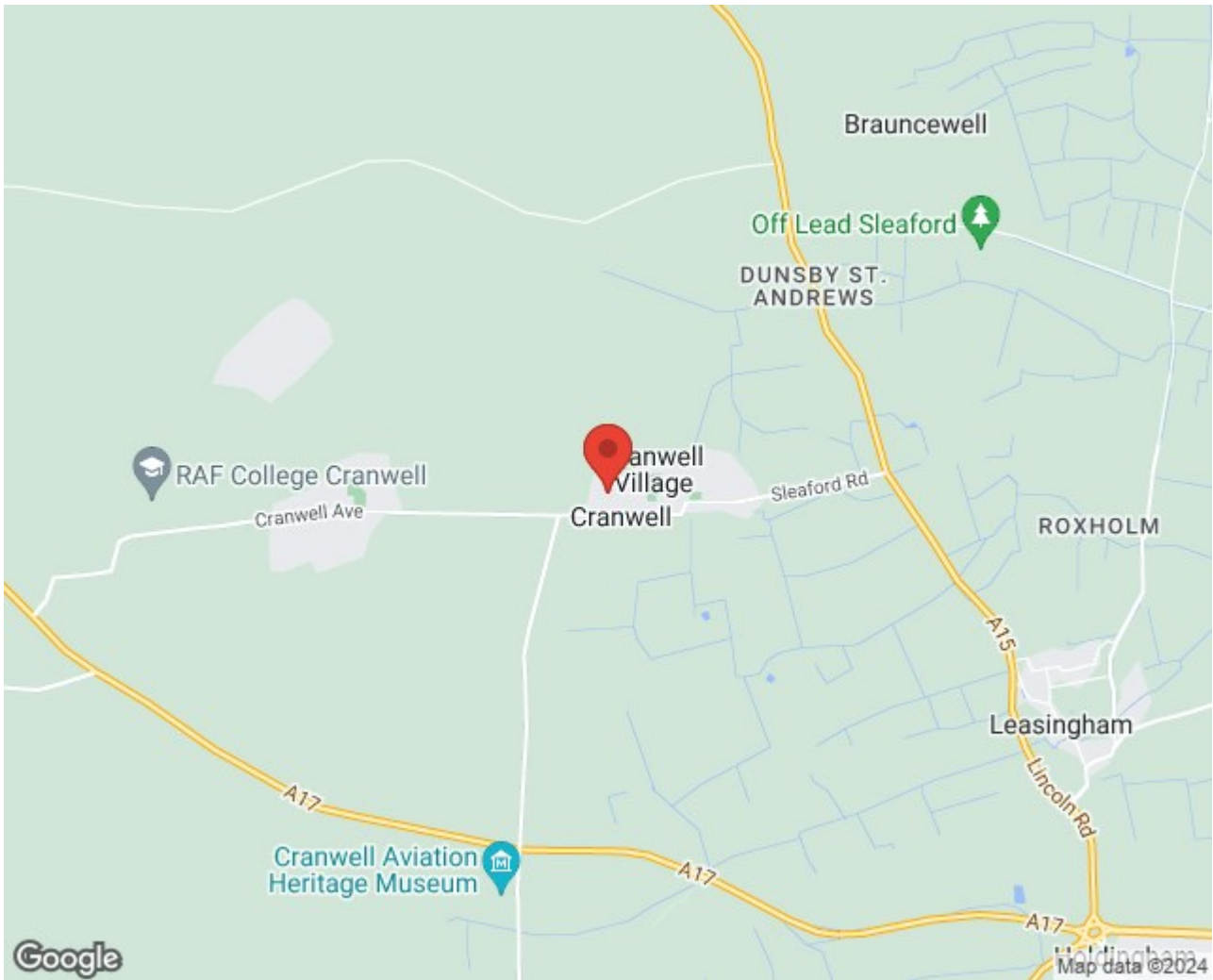
## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



Total area: approx. 228.4 sq. metres (2458.0 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	