

Ison Close, Cranwell Village, Sleaford, NG34 8FJ



Asking Price £310,000 Freehold



TUCKED AWAY at the end of a quiet cul-de-sac, this well cared for, spacious, 4-bedroom detached home offers you the perfect place to settle and grow. With NO FORWARD CHAIN, it provides an easy move into a popular location.

A covered porch leads you into a welcoming, bright and airy hallway, with well-proportioned living spaces including a living room, dining room, kitchen with breakfast area, utility room and dedicated home office. Upstairs, four double bedrooms, one with en-suite, and a family bathroom provide plenty of space. An enclosed rear garden with patio, and a double garage and large driveway to the front, complete this impressive house.

Set in the popular village of Cranwell, this home offers easy access to local schools, shops, and countryside walks. Just a short drive from Lincoln, Sleaford, and with easy access to Grantham, it provides excellent links while retaining a relaxed village lifestyle.

This is an opportunity not to be missed. Contact us today to arrange a viewing.

Gas central heating with radiators to all rooms, UPVC double glazing. EPC rating C. Council Tax Band D.

Accommodation

Enter through an upper glazed composite door with a covered porch extending across the right elevation.

Hallway



This bright and airy hallway offers a warm and welcoming feeling as you enter. Stairs to the first floor with white painted banister.

Living Room 15'0" x 12'2"



A bright and spacious living room with a large front-facing window, allowing natural light to flood in. Perfect for family living. Laminate flooring.

Dining Room 8'9" x 12'2"



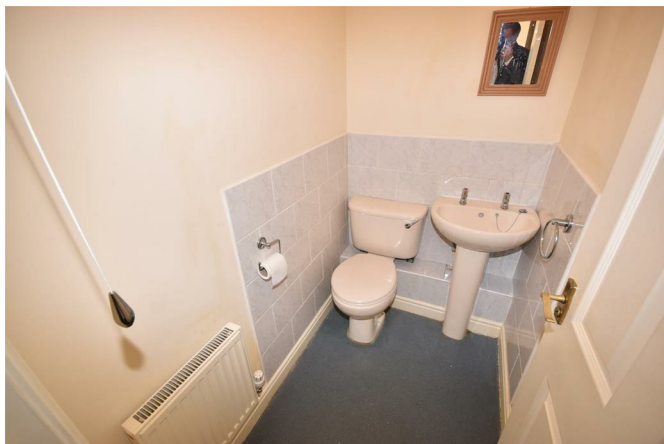
Flowing from the living room, is a spacious dining room with patio doors leading to the garden. An ideal space for family meals and entertaining, especially in summer! Laminate flooring.

Office 7'1" x 7'7"



A dedicated home office, with a window to the front, offers you a quiet and comfortable space for remote working or study. With vinyl flooring and an understairs storage cupboard.

Downstairs W.C.



Directly off the hallway. Fitted with WC, pedestal wash basin and low-level tiling to the walls. Vinyl flooring.

Kitchen/Breakfast Room 8'9" x 12'2"



A spacious and inviting kitchen fitted with a built-in electric oven, halogen hob with extractor hood, laminate worktop with tiled splashback, plumbed space for a dishwasher, and stainless-steel sink with mixer tap. There is even space for a breakfast area, perfect for busy mornings. The combination of wood-fronted units and terracotta ceramic tiled flooring gives this room a lovely warm and inviting feeling. A large window looks out onto the rear garden.

Utility 7'9" x 5'4"



Leading from the kitchen is a utility room, with the same

ceramic tiled flooring. There is space for two appliances under the worktop, and enough space for a tall American fridge freezer. Wall mounted combi boiler. A composite door with upper glazing leads out into the rear garden.

Stairs and Landing 9'4" x 10'2"



Coming directly from the hallway, the carpeted stairs lead up to the first floor. Halfway up to the first floor, is an impressive window overlooking the front of the property. With a large window ledge, this is a beautiful feature and lets in a huge amount of light. Large first floor landing, airing cupboard and loft hatch.

Master Bedroom 13'3" x 12'2"



A spacious, and light-filled, double bedroom with fitted wardrobes and private en-suite. The large window overlooks mature trees at the front of the property, creating a relaxing feel to the room.

En-suite
6'6" x 5'8"



Coming off the master bedroom, is a lovely bright en-suite comprising a corner shower unit, WC and a pedestal wash basin, all in simple white. The walls are finished with marble effect aqua panelling in a neutral colour and the floor with vinyl click flooring. Finishing touches include a heated chrome radiator.

Bedroom 2
10'6" x 11'5"



A spacious double bedroom with plenty of natural light, overlooking the garden at the rear of the property. Carpeted and painted with neutral colours.

Bedroom 3
8'9" x 9'2"



Well-proportioned double bedroom to the rear overlooking the garden, carpeted in a neutral colour. Perfect as a bedroom, study or creative space.

Bedroom 4
8'9" x 9'1"



Well-proportioned double bedroom to the rear of the property. Finished in neutral tones, it is a bright and light blank canvas ready for your personal touch.

Bathroom 10'0" x 5'9"



A family bathroom finished with neutral colours, giving this room a light and airy feel. The front-facing window has frosted glass but still allows the light to fill the room. Comprises a bathtub with wood panel sides, a shower attachment on the bath, WC and a wash basin. With half height tiling and tiled ledges around the room. Vinyl flooring.

Outside Front and Side

At the front of the house, the gravel driveway leads to the front entrance of the property. This area has been finished with grey slate for a low maintenance option. The front driveway is shared with the neighbour, beyond the property boundary. To the side of the house, is an area for bin storage, and a side gate giving access to the rear garden.

Rear Garden



The spacious rear garden is a versatile outdoor space, perfect for families, gardening or entertaining. It is generally laid to lawn with some shrubs and bushes around the perimeter, offering plenty of potential for re-design. There is a large patio in front of the dining room doors, making it ideal for summer entertaining.

Double Garage 17'1" x 15'5"



A double garage at the front, with up and over doors and a side pedestrian door. Large driveway. The double garage offers ample space for parking, storage, or even a dedicated hobby area.

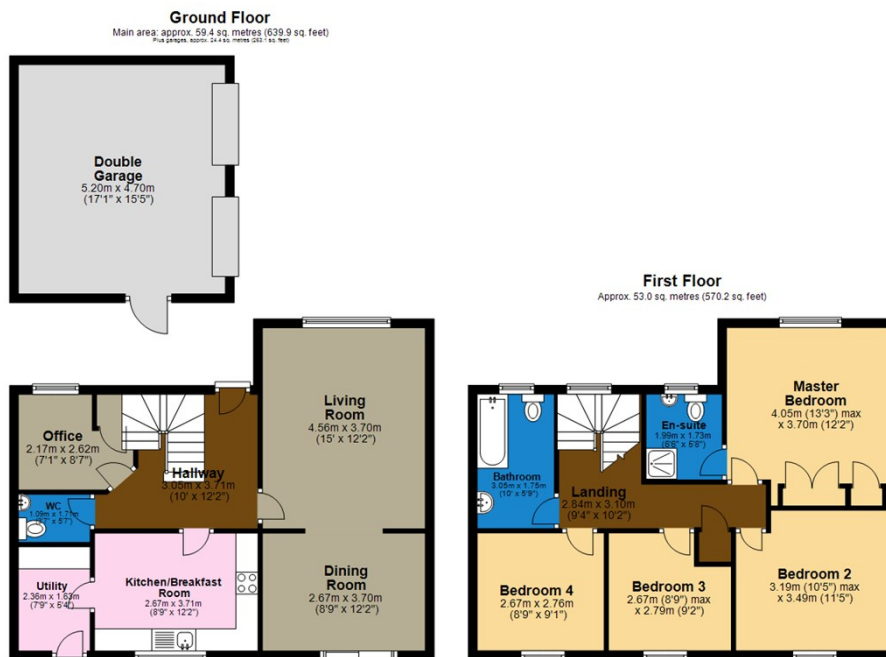
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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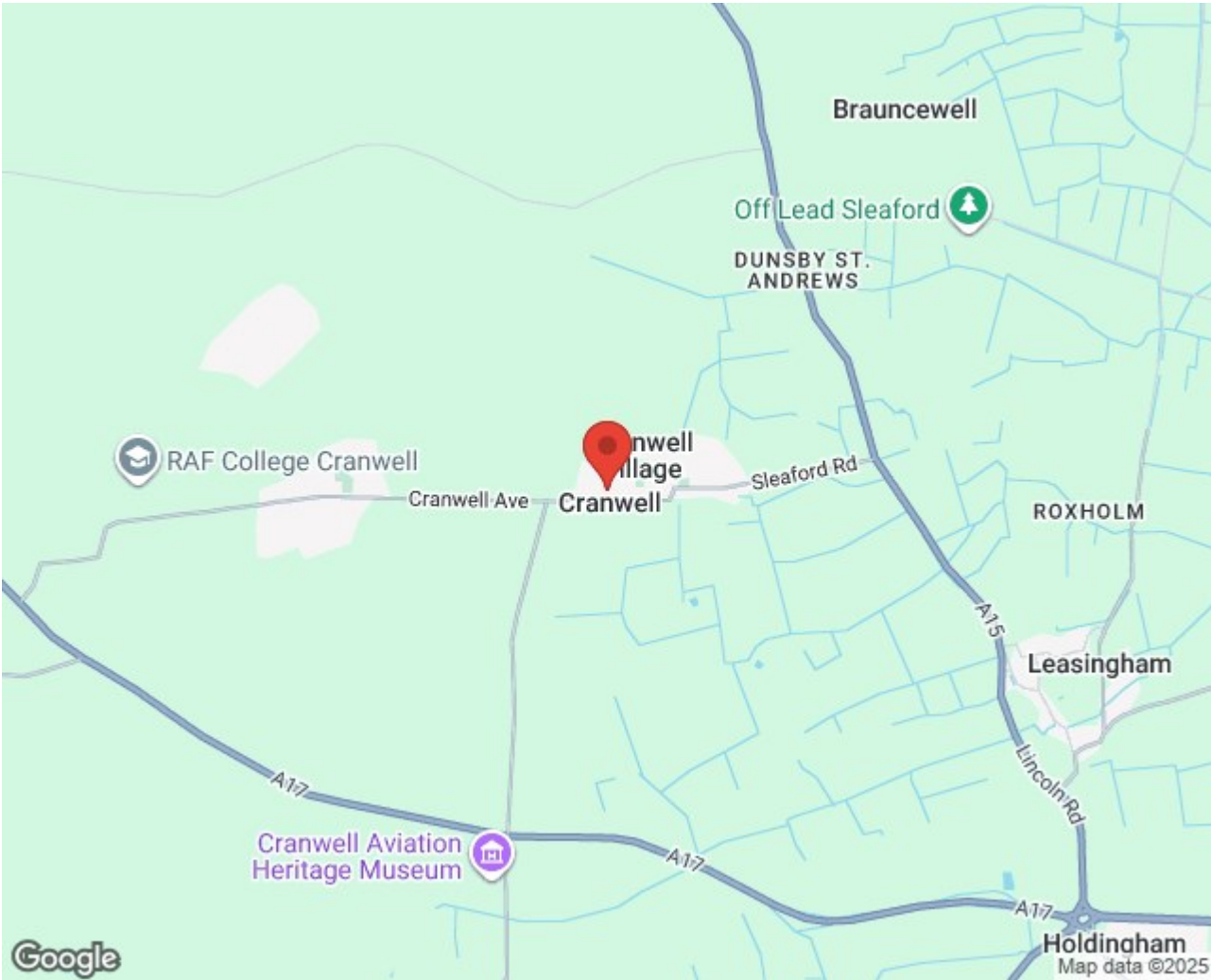
part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer 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.



Main area: Approx. 112.4 sq. metres (1210.1 sq. feet)

Plus garages: approx. 24.4 sq. metres (263.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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