

## St. Martins Close, Cranwell Village, NG34 8XA



Asking Price £140,000 Freehold



**\*\*NO CHAIN\*\*** A mid terraced house set in a quiet cul-de-sac location in the village of Cranwell being close to RAF College Cranwell situated between the A15 and A17 providing easy access to Lincoln Sleaford and Grantham.

The property briefly comprises of: Storm porch, generous lounge/diner with a wrought iron spiral staircase, kitchen with electric cooker, one double and one single bedroom, bathroom with shower over the bath, it has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC rating of: C. Council Tax band: A

It has a front and rear garden including a storage shed and street parking directly in front of the property.

# BELVOIR!

Belvoir Sales and Lettings- Sleaford  
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

## Accommodation

The property is entered through an upper glazed UPVC door into the Storm Porch

## Porch

Storage cupboard housing consumer unit and electric meter, carpeted flooring and upper glazed UPVC door with stained glass window opening into the lounge.

## Living Room 15'9" x 12'4"



Window to front elevation with double radiator underneath, carpeted flooring, smoke alarm, pendant lighting and wrought iron spiral staircase to first floor.

## Kitchen 7'10" x 12'4"



Window to rear elevation, freestanding electric cooker, laminate worktops to four walls with splash back tiling, UPVC upper glazed door to rear garden, wall and base units with space and plumbing for washing machine and two under worktop appliances, gas boiler mounted on the wall, carpet tiles on the floor, stainless steel sink with separate hot and cold taps.

## Bedroom 1 8'5" x 12'4"



Window to front elevation with radiator underneath, carpeted flooring and pendant lighting.

## Bedroom 2 7'2" x 12'4"



Window to rear elevation with radiator underneath, carpeted flooring, loft hatch, pendant lighting and airing cupboard housing hot water tank.

## Bathroom



Vinyl flooring, paneled bathroom with full height tiled walls, electric shower over bath and a mixer shower head of the taps, pedestal sink and close coupled toilet, extractor fan and mirrored cabinet.

## Landing

Wrought iron spiral staircase, carpeted flooring, pendant lighting, single radiator and smoke alarm.

## Front and Rear Garden



Front and rear gardens laid mainly to lawn with footpaths to entrance doors, the rear garden has a patio, small shed and a gate providing access to the end passageway for bins.

## 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.

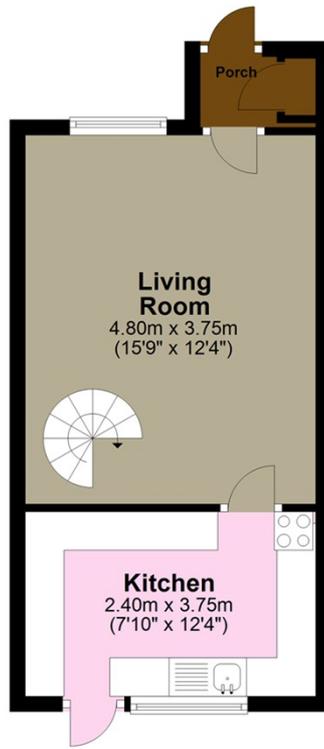
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

## Financial Services

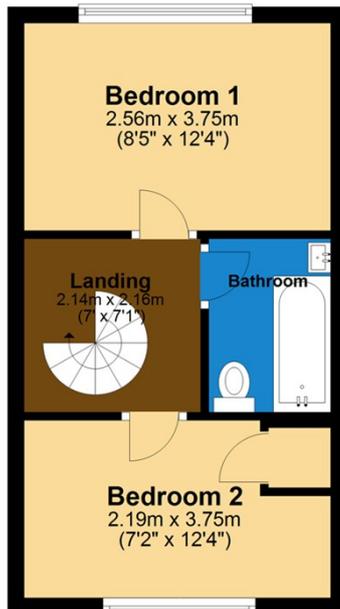
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage 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.

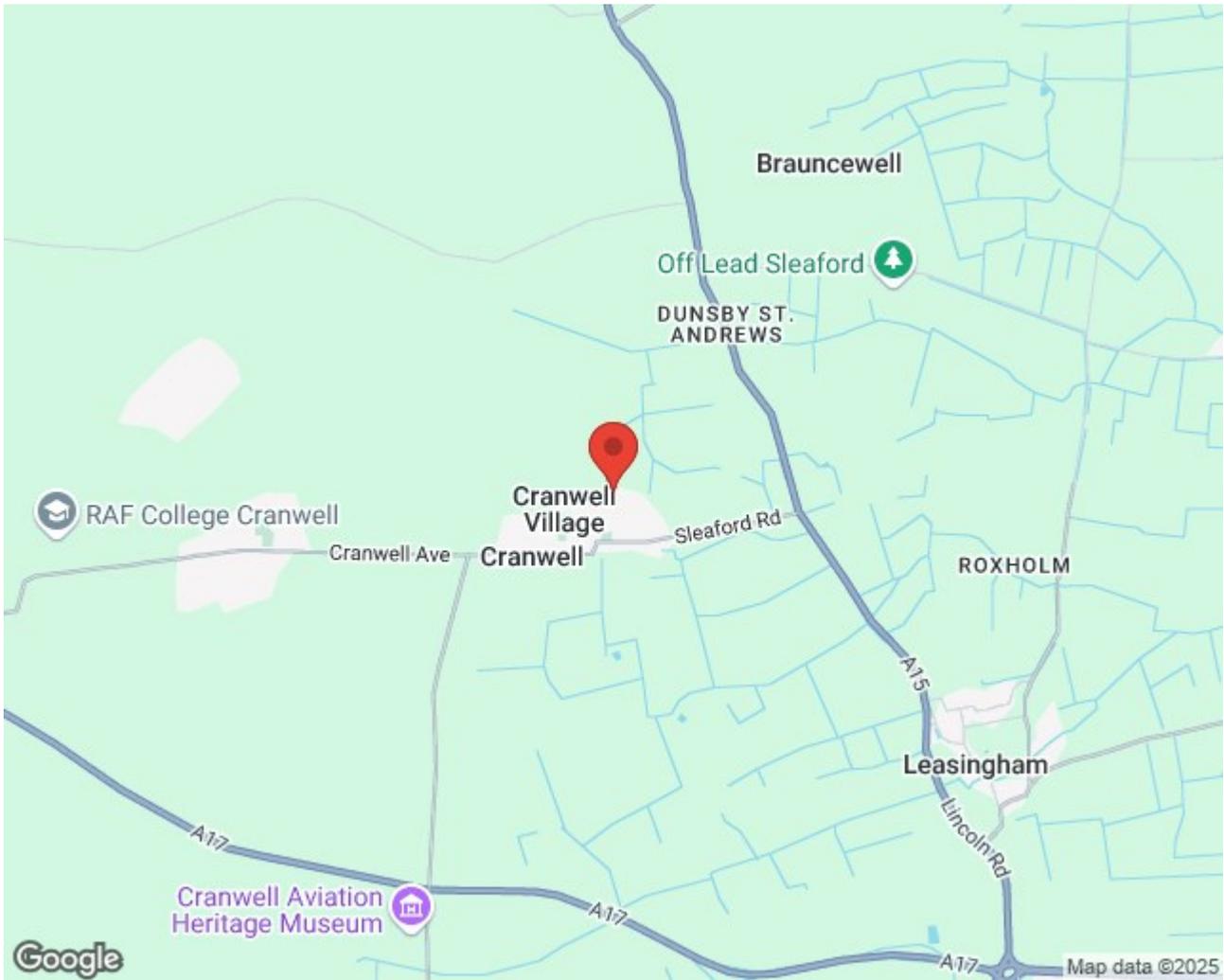
## Ground Floor



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Plan produced using PlanUp.

## First Floor





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="text-align: center; font-size: 2em; font-weight: bold;">89</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="text-align: center; font-size: 2em; font-weight: bold;">70</div>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	