

College Road, Cranwell Village, NG34 8DN



Asking Price £260,000 Freehold



A 4 bedroom detached house located arguably on the best plot on the estate with a communal green and countryside views directly in front with the benefit of a detached garage and a LIFT making this a unique property.

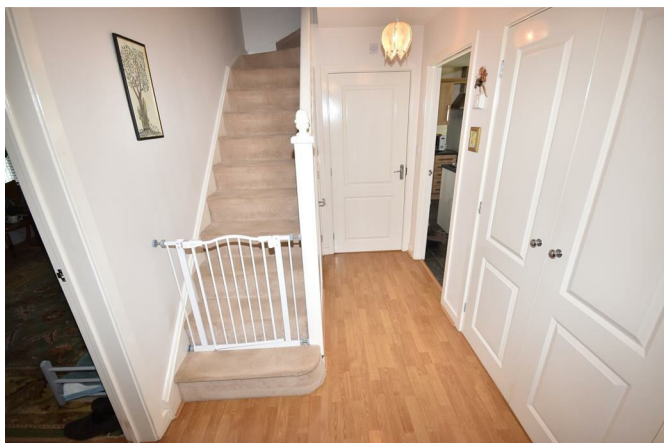
The property consists of: Entrance hallway with built-in storage cupboards, ground floor WC, generous lounge with bay window, open plan kitchen/diner with centre island, separate utility room, conservatory with made to measure blinds, upstairs has a master bedroom with en-suite, two further doubles and one single bedroom and an additional shower room. Outside offers an enclosed walled rear garden with rear garage access. The house benefits from gas central heating with radiators to all rooms, and a pressurised hot water tank for excellent showers, it further benefits from having solar panels providing low energy consumption and even money back from the grid, UPVC double glazing with an EPC rating of: C.

Accommodation



The property is entered through a composite front door with portico over into the hallway. On the roof are eight solar panels (owned outright) providing an additional source of electricity for heating the hot water. What you do not use provides a feed-in tariff from the grid as a useful source of income.

Hall 11'3" x 6'3"



A welcoming hallway with laminate flooring and entrance matting, double cupboard for coats, stairs to first floor landing with small cupboard underneath, pendant lighting, consumer unit, power switches and meter for solar panels.

Lounge 21'11" x 11'3"



Two windows to side, and a bay window to front, oak

laminate flooring, two pendant lights, marble fire fireplace with electric inset fire.

Kitchen/Diner 20'3" x 11'6"



A large open plan kitchen/diner with windows to side and to front elevations. patio doors into conservatory and door to utility room, LVT flooring, a range of modern wall and base units and cream gloss units with pan drawers as a center island with matching worktops, integrated dishwasher, one and half bowl sink with mixer tap, space for a tall fridge freezer, electric double oven, induction hob with stainless steel splash-back and extractor hood above, ceiling extractor fan, a 4 spot light unit on the ceiling and pendant lighting at dining end. The dining end has a electric lift which was installed in 2017 which goes up into bedroom two at the front of the property (serviced every year by manufacturer Stiltz as is under warranty until 2030 also) but this can be removed if not required.

Conservatory 6'10" x 7'7"

Having vinyl flooring, made to measure fitted blinds, electric sockets and door to rear garden.

Utility 5'5" x 6'3"

With the same matching units as in the kitchen, single bowl sink with mixer tap, space and plumbing for two under counter appliances, vinyl flooring and upper glazed composite door to side of property, extractor fan and Ideal Logic boiler.

Ground Floor WC
2'11" x 6'3"



Having close coupled toilet, corner wash hand basin and vinyl flooring.

Landing
14'6" x 2'11"



Window to front, storage cupboard housing hot water tank and pressure vessels, carpeted stairs and landing with pendant lighting.

Bedroom 1
13'7" x 11'3"



Window to side, fitted double wardrobes with built in drawer units plus an additional tall boy chest of drawers, carpeted flooring and pendant lighting.

En-suite Shower Room



Window to rear with frosted glass, shower cubicle with bar mixer shower with a tiled enclosure, close-coupled toilet, pedestal sink with vanity unit underneath, extractor unit, vinyl flooring and spot lighting in the ceiling.

Bedroom 2
7'8" x 11'6"



Window to front, built in double wardrobes with sliding doors, the lift is located in this room, carpeted flooring and pendant lighting.

Bedroom 3
9'5" x 7'11"



Window to side, carpeted flooring and pendant lighting.

Bedroom 4
7'11" x 8'4"



Window to front, carpeted flooring and pendant lighting.

Shower Room



Window to rear with frosted glass, a double shower cubicle with bar mixer shower providing excellent shower pressure with a mermaid boarding enclosure, close-coupled toilet and pedestal sink with vanity unit underneath, spot lighting and extractor in the ceiling.

Detached Garage
8'5" x 18'5"

Having a remote control electric roller door to the front and a personnel door from the rear garden.

Outside



The rear garden is a walled enclosed garden with two sheds and a personnel door into the rear of the garage, there is small lawn and a raised flower bed built in stone and a patio area with steps from the conservatory. the

utility room side of the property is fully enclosed and has a gate.

The front of the property has wrought iron railings with two gates one to the front door the other leading to the college road side elevation, there is two low level hedges with perimeter graveled sections for low maintenance along two elevations.

The views from the front door are of the communal green area making this plot the most desirable on the estate.

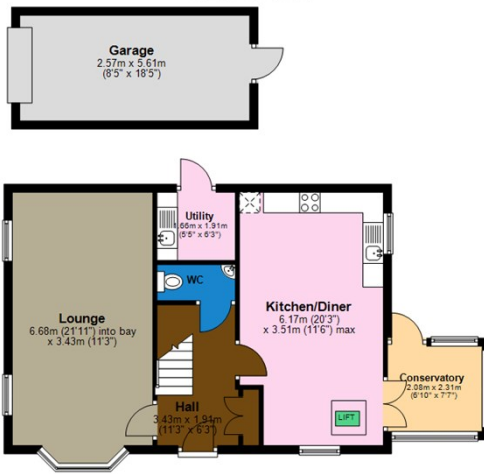
Financial Services

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.

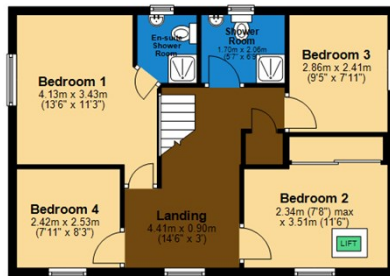
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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Ground Floor
Main area: approx. 62.9 sq. metres (676.8 sq. feet)
Plus garages: approx. 14.4 sq. metres (155.3 sq. feet)

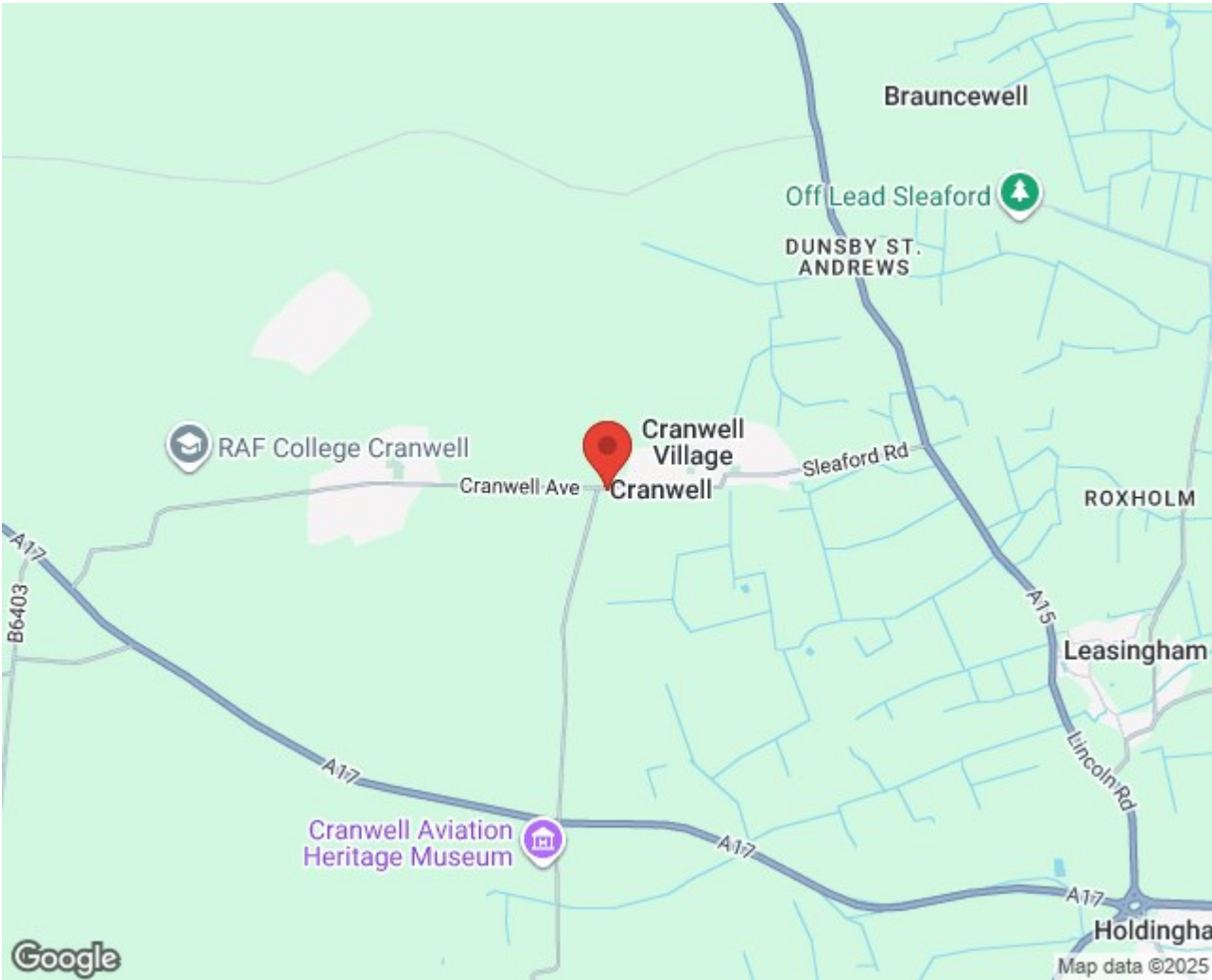


First Floor
Approx. 54.4 sq. metres (586.9 sq. feet)



Main area: Approx. 117.3 sq. metres (1262.7 sq. feet)
Plus garages: approx. 14.4 sq. metres (155.3 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		
(69-80) C	79	80
(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		
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