



**Frank Whittle Close, Cranwell Village Sleaford NG34 8FH**



**welcome to**

**Frank Whittle Close, Cranwell Village Sleaford**

A great opportunity to purchase this detached family home, offering heaps of ground floor living accommodation, as well as four good sized bedrooms. The location of the property is one of the most peaceful and quiet in the area, as it sits in a small cul-de-sac.



### Entrance Hall

Being approached via a door from the front, having a radiator and stairs rising to the first floor.

### Lounge

16' x 13' 1" ( 4.88m x 3.99m )

Featuring a fireplace with gas fire and surround, radiator, TV point, triple glazed window to the front and French double glazed doors to the:

### Conservatory

12' 1" x 11' ( 3.68m x 3.35m )

The brick conservatory has double glazed windows to the rear and sides, French double glazed doors to the side, spotlights, power and velux style windows.

### Dining Room

11' 10" x 9' ( 3.61m x 2.74m )

Currently used as Bedroom Five. There is a built in storage cupboard, understairs cupboard, radiator and triple glazed French doors to the rear.

### Cloakroom

Fitted with a pedestal wash hand basin, WC, part tiled walls and triple glazed window to the side.

### Kitchen Diner

14' max x 13' 11" max ( 4.27m max x 4.24m max )

Fitted with a range of wall and base units with work surfacing, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap. There is a fitted eye level double oven, gas hob, extractor, radiator, two triple glazed windows, one to the front and one to the side.

### Utility Room

Having wall and base units with work surfacing, tiled splashbacks, plumbing for washing machine, radiator and door to the rear.

### First Floor Landing

There is an airing cupboard housing the water tank, radiator, access to loft and triple glazed window to the rear.

### Bedroom One

16' x 13' 11" max ( 4.88m x 4.24m max )

Having a radiator and triple glazed window to the front.

### Ensuite

Fitted with a shower cubicle, pedestal wash hand basin, WC, part tiled walls and triple glazed window to the side.

### Bedroom Two

9' x 10' 1" ( 2.74m x 3.07m )

There is a radiator and triple glazed window to the rear.

### Bedroom Three

8' 1" excl door x 9' ( 2.46m excl door x 2.74m )

Having a radiator and triple glazed window to the rear.

### Bedroom Four

6' 10" x 10' 1" ( 2.08m x 3.07m )

Having a triple glazed window to the front and radiator.

### Bathroom

Fitted with a suite comprising of a bath with mixer tap shower attachment over, pedestal wash hand basin with mixer tap, WC, partly tiled walls, radiator and triple glazed window to the side.

### Outside Front

To the front of the property there is a small lawned area and a large block paved driveway providing parking for several vehicles in front of the double garage.

### Double Garage

Having twin up and over doors.

### Rear Garden

The fully enclosed fenced rear garden has a wood chip area, artificial lawn area, further patio area and raised flowerbeds. There is an insulated and internally panelled summer house, carpeted with facility to feed mains power in.



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## **Frank Whittle Close, Cranwell Village Sleaford**

- Ideal Family Four Bedroom House
- Separate Reception Rooms
- Large Modern Conservatory
- Enclosed Low Maintenance Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: C

# £290,000



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34  
7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**