



**Bristow Road, Cranwell Village Sleaford NG34 8FG**



**welcome to**

**Bristow Road, Cranwell Village Sleaford**

Detached three storey home in the popular Cranwell Village, with detached garage, enclosed rear garden and detached gym room. Boasting over 2200 sq ft of accommodation and walking distance to village amenities, this home is perfect for families.



### Entrance Hall

There is a radiator, two storage cupboards and stairs rising to the first floor.

### Lounge

23' 3" x 11' 9" ( 7.09m x 3.58m )

Featuring a log burner, TV point, two radiators, two windows to the front and doors to the:

### Sunroom

12' 11" x 12' 4" ( 3.94m x 3.76m )

Having windows to three sides, skylight and double doors to the rear.

### Kitchen Diner

23' 2" x 10' 4" max ( 7.06m x 3.15m max )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink & drainer, Belling Range cooker, extractor, space for American style fridge freezer, plumbing for dishwasher, island, two radiators, two windows to the front and two further windows to the rear.

### Utility

Having wall and base units with work surfacing, tiled splashbacks, plumbing for washing machine, space for further appliance, wall mounted boiler, window and door to the rear.

### Cloakroom

Fitted with a wash hand basin, WC, heated towel rail and window.

### First Floor Landing

There is a radiator, storage cupboard and window.

### Bedroom One

16' 1" max x 11' 8" ( 4.90m max x 3.56m )

There are built-in wardrobes, radiator and two windows.

### Dressing Room

Having a window.

### Ensuite

6' 8" x 6' 1" ( 2.03m x 1.85m )

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window.

### Bedroom Four

12' 7" x 10' 4" ( 3.84m x 3.15m )

Having a radiator and two windows.

### Office (potential Bedroom Five)

10' 4" x 10' 3" ( 3.15m x 3.12m )

There is a radiator and two windows.

### Bathroom

8' 4" max x 6' 8" ( 2.54m max x 2.03m )

Fitted with a suite comprising of a bath, wash hand basin, WC, heated towel rail and window.

### Second Floor Landing

There is a storage cupboard.

### Bedroom Two

20' max x 11' 9" ( 6.10m max x 3.58m )

There is a radiator, window and Velux style window.

### Bedroom Three

10' 4" x 19' 7" max ( 3.15m x 5.97m max )

Having a radiator, window and Velux style window.

### Shower Room

8' 4" x 4' 11" ( 2.54m x 1.50m )

Fitted with a shower, wash hand basin, WC, extractor and radiator.

### Outside Front

To the front of the property there is a large gravelled driveway providing ample off road parking, gates to a lawned area and gated access to the rear.

### Garage

Having up and over door.

### Garden Room / Gym

16' 3" x 8' 6" ( 4.95m x 2.59m )

Having electric, two windows and door.

### Rear Garden

The enclosed rear garden has a lawn and patio area.



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## **Bristow Road, Cranwell Village Sleaford**

- Over 2200 sq ft of accommodation
- Four double bedrooms & office which could be a fifth bedroom
- Three bathrooms
- Enclosed rear garden with detached gym
- Driveway and garage

Tenure: Freehold EPC Rating: C

**£399,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112438 - 0003

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