

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

 $6' 8" \times 6' 1" (2.03m \times 1.85m)$ 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^{\prime} 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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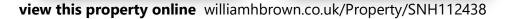
Bristow Road, Cranwell Village Sleaford

- 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



Property Ref: SNH112438 - 0003 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. william h brown

01529 303040



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk