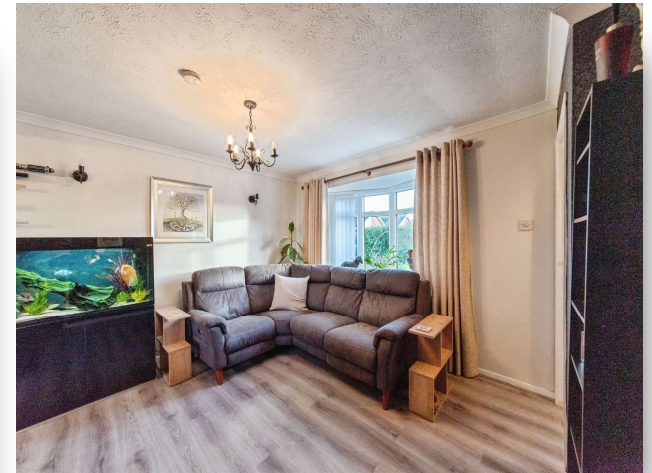


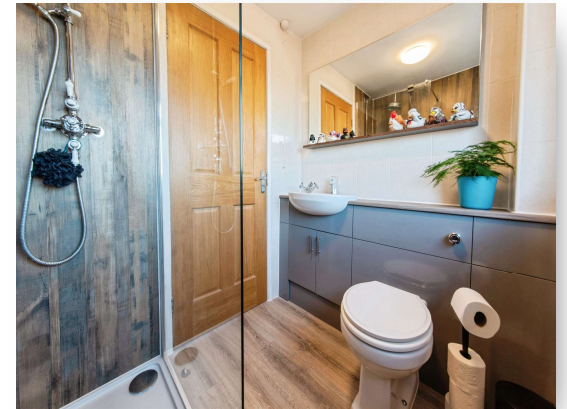
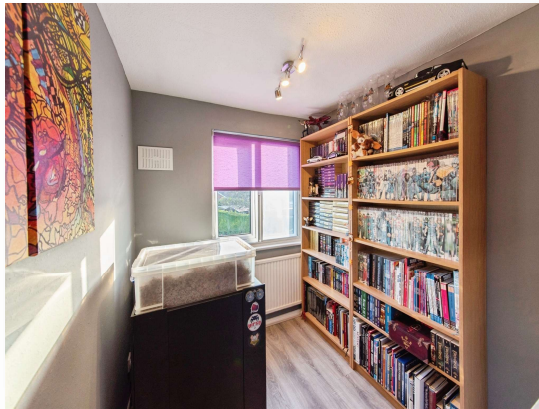


Joel Square, Cranwell Village Sleaford NG34 8RR

welcome to

Joel Square, Cranwell Village Sleaford

Well-presented end-terraced home in the village of Cranwell featuring a bright lounge and open plan kitchen diner. Finished to a good standard, it offers comfortable and modern living. The outside space includes a large driveway, shed and a generous rear garden with a summer house.



Entrance Hall

Having a radiator and stairs rising to the first floor.

Lounge

12' 7" max x 11' 10" (3.84m max x 3.61m)

There is a radiator, TV point, vinyl flooring, understairs storage cupboard and window to the front.

Dining Room

10' 7" max x 8' 5" (3.23m max x 2.57m)

Having a radiator, vinyl flooring, window to the rear and opening to the:

Kitchen Diner

10' 11" max x 7' 2" max (3.33m max x 2.18m max)

Fitted with a range of wall and base units with work surfacing over, single drainer sink with mixer tap, electric cooker, plumbing for washing machine, space for fridge freezer, tiled flooring, window to the rear and door to the rear garden.

First Floor Landing

Having an airing cupboard and access to the loft.

Bedroom One

11' 11" x 9' 1" max (3.63m x 2.77m max)

There is a radiator and window to the front.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)

Having a built-in wardrobe, radiator, TV point and window to the rear.

Bedroom Three

8' 11" x 6' 8" (2.72m x 2.03m)

There is a radiator, vinyl flooring and window to the front.

Shower Room

6' 3" x 5' 6" (1.91m x 1.68m)

Fitted with a walk-in shower cubicle, wash hand basin, WC, heated towel rail, vinyl flooring, tiled walls and window to the rear.

Outside Front

To the front of the property there is a large block paved driveway providing parking for multiple vehicles, shed and side access to the garden.

Rear Garden

The enclosed rear garden has artificial grass, patio, enclosed rabbit run, gate to the rear giving access to the garage and decking for the summer house.

Summer House

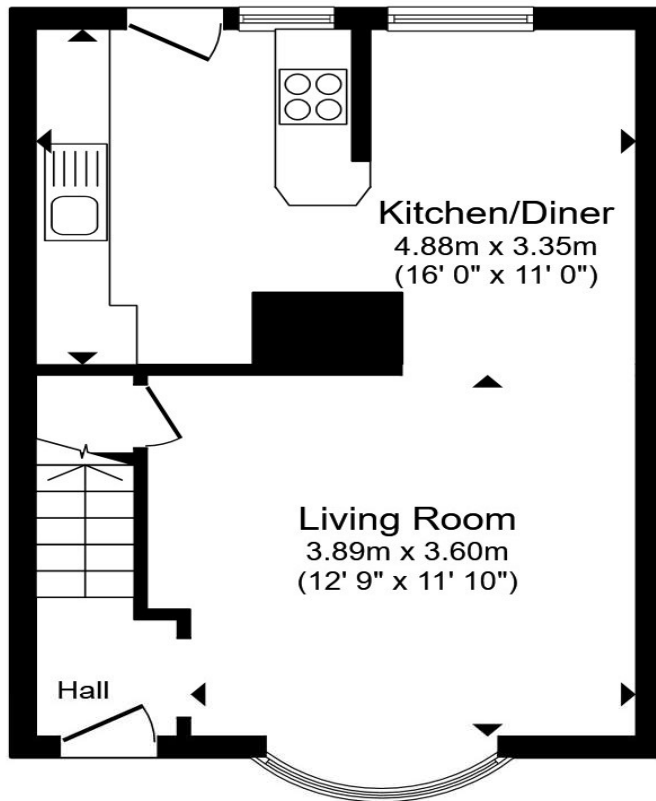
15' 8" x 12' 5" (4.78m x 3.78m)

Having electric and two windows.

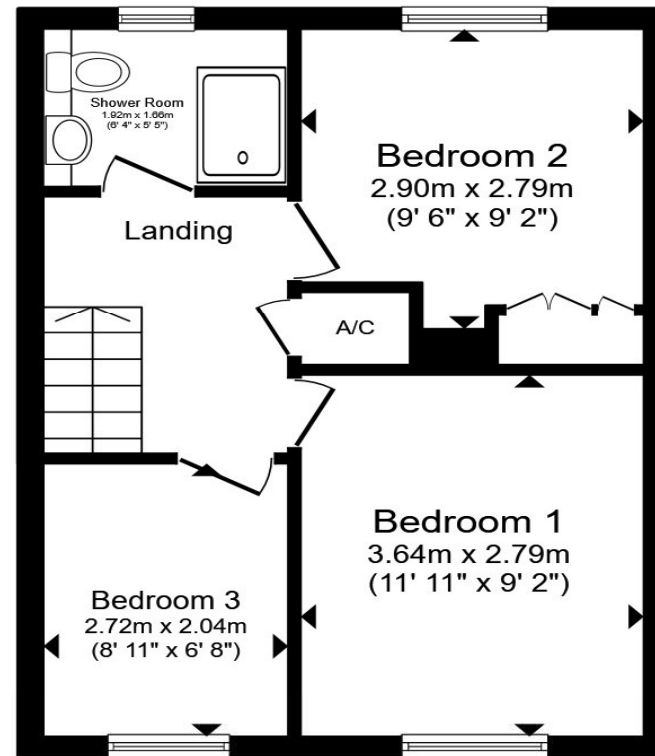


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Ground Floor



First Floor

Total floor area 69.6 m² (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Joel Square, Cranwell Village Sleaford

- Move in ready home ideal for first time buyers
- Spacious driveway to front for multiple vehicles
- Large summer house in the garden
- Popular village location with local amenities
- Early viewing highly advised!

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112957



Property Ref:
SNH112957 - 0002

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.


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