



The Hawthorns, Cranwell
£375,000



- Executive Detached Bungalow
- Two Double Bedrooms
- Only a Year Old
- High Spec

- Immaculately Presented Throughout
- Un-Interrupted Countryside Views
- Freehold
- EPC rating B
- Council Tax Band C



This Executive Two Double Bedroom Detached Bungalow sits at the edge of the popular village of Cranwell, being built in 2023 to a high specification on a small development overlooking countryside views. A generous sized plot, boasting under floor heating throughout, excellent sized rooms, the property comprises; Entrance Hall, Kitchen Diner, Lounge, Two Double Bedrooms, En Suite to Master and Family Bathroom. With a large single garage and a well presented rear garden, a viewing is the only way to fully appreciate the standard, size and location of property on offer.

Entrance Hall

With part glazed door to front and airing cupboard.

Lounge

3.79m x 5.40m (12'5" x 17'8")

With Bi-fold doors to garden, bay window overlooking the countryside, TV point and Fibre Broadband hub,

Kitchen Diner

3.79m x 4.34m (12'5" x 14'2")

Modern high specification Kitchen Diner, comprising of a range of base and eye level units with Quartz worktops, NEFF integrated eye level double oven, NEFF induction hob with NEFF extractor hood over, integrated fridge freezer, Samsung Washing Machine and Samsung Tumble Dryer included in sale, integrated dishwasher, LVT flooring, bay window to front aspect and window to side aspect overlooking the countryside.



Bedroom One

4.15m x 4.25m (13'7" x 13'11")

With two windows to front aspect.

En Suite

Three piece suite comprising walk in mains fed shower with rain effect head, hand wash basin set in vanity unit with cupboards under, low level wc, extractor fan and chrome heated towel rail

Bedroom Two

4.15m x 4.09m (13'7" x 13'5")

With window to garden.

Shower Room

0.00m x 0.00m (0'0" x 0'0")

Modern three piece suite with large walk in mains fed shower with rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wc, chrome heated towel rail, extractor fan and window to rear aspect.

Garage

3.28m x 5.31m (10'10" x 17'5")

With electric up and over garage door, window to garden with electric and lighting.

Outside

The front of the property is well presented offering a large block paved driveway, further laid to slate with shrubbery, lawn to side, EV Charging Point, both sides have access to the rear.

The West Facing rear garden is mainly laid to lawn with patio area, timber fence and brick wall surround, outside tap.



Management Company

We are advised by the vendors that there will be a Management Company and subsequent management charge, at the time of marketing the Management Company has not been set up. Further information will follow when available.

Agents Note

These are draft particulars awaiting vendor approval.

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GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



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