



Edmunds Road, Cranwell  
£165,000



- End Terrace
- Lounge Diner
- Family Bathroom
- Three Bedrooms

- Electric Heating
- No Chain
- Freehold
- EPC rating E





Attractively priced and ideally located in the centre of Cranwell is this three Bedroom Semi-Detached house built in approximately 1980. Offering a larger than average garden which is south and east facing with views over open fields to the rear. The accommodation comprises Entrance Hallway, Lounge/Diner, Kitchen, three Bedrooms and Family Bathroom. Outside space is a particular feature with off road parking for up to 3 vehicles on the concrete driveway. The property will benefit from minor updating to include central heating as currently the heating is electric storage heaters throughout.

### Entrance

The property is entered via a part glazed UPVC front entrance door with stairs off to first floor accommodation.

### Lounge Diner 7.2m x 3.54m (23'7" x 11'7")

Having a UPVC double glazed window to the front elevation and UPVC French doors opening to the rear garden, wood veneer floor, TV aerial point, coving and fireplace.

### Kitchen 2.98m x 2.1m (9'10" x 6'11")

Part glazed UPVC exit door and UPVC double glazed window to the rear garden. A good range of base and wall mounted units with rolled edged work surface, space for cooker with extraction hood over, space and plumbing for washing machine, integral stainless steel sink and drainer with mixer tap, vinyl cushioned floor and understairs storage with shelving.



### Landing

Airing cupboard with pre-insulated hot water cylinder and shelving.

**Bedroom One 3.65m x 2.65m (12'0" x 8'8")**

UPVC double-glazed window to the front elevation and coving.

**Bedroom Two 3.51m x 2.65m (11'6" x 8'8")**

A UPVC double-glazed window to the rear elevation and coving.

**Bedroom Three 2.34m x 1.87m (7'8" x 6'1")**

A UPVC double-glazed window to the rear.

### Bathroom

A panelled bath, electric shower above the bath, pedestal wash hand basin, close coupled WC, tiled walls, wood-effect floor, and UPVC double-glazed window to the front elevation.

### Outside Front

The attractive front garden is laid to lawn with a planted flower bed beneath the lounge window, concrete path leads to the front of the property with a covered storm porch, and a concrete driveway provides off-road parking for three vehicles, to the rear of the driveway is a timber gate giving access to the:

### Rear Garden

A particular feature with views over open fields and providing a sunny south and east aspect. The rear garden is mainly laid to lawn with a paved patio area, timber shed with power, vegetable plot, and greenhouse.

### Agents Note

**These are draft particulars awaiting the vendor's approval.**

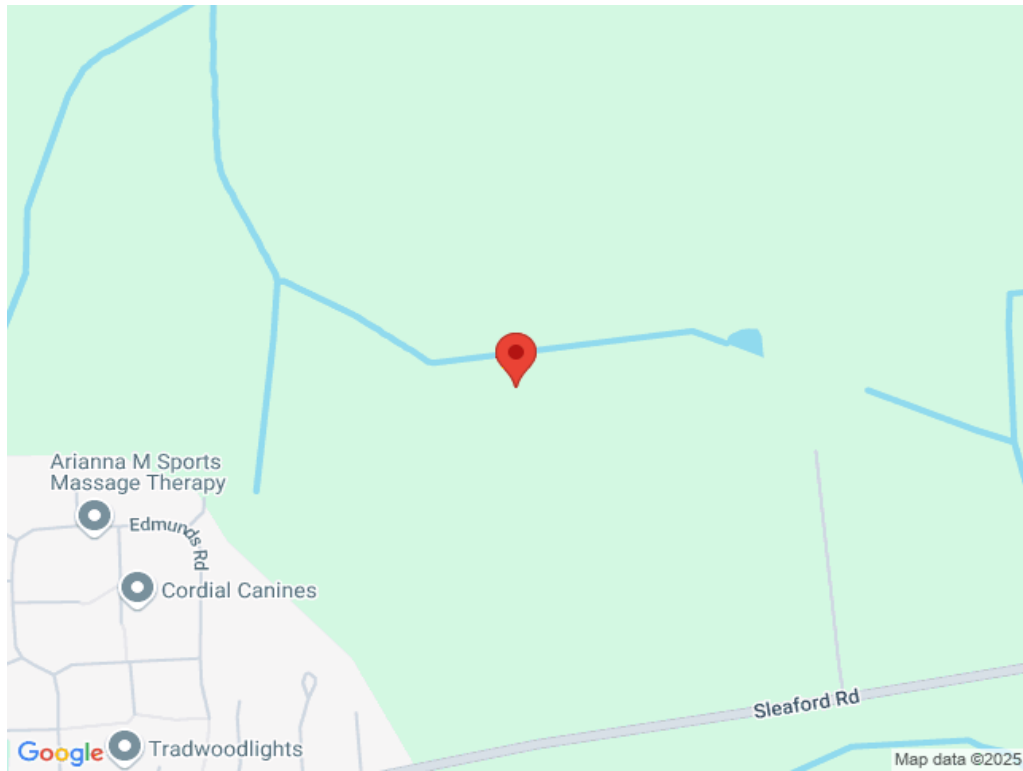
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