



Edmunds Road, Cranwell  
£180,000



- Detached Bungalow
- Two Double Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- Well Presented Front and Rear Gardens
- Solar Panels
- Freehold
- EPC rating TBC





In the popular village of Cranwell sits this Two Double Bedroom Detached Bungalow, offered for sale with NO ONWARD CHAIN. The property offers well presented front and rear gardens, internally with generous sized rooms throughout comprising; Entrance Hall, Lounge, Kitchen, Shower Room, Two Double Bedrooms, Large Conservatory and Single Garage. The property is Electric Heating only with the benefit of owned Solar Panels. A viewing is highly recommended to fully appreciate.

### Entrance Hall

With part glazed Entrance Door, two storage cupboards, access to loft space and electric heater.

### Lounge Diner

5.15m x 3.63m (16'11" x 11'11")

With multiple power sockets, TV point, window to front aspect and electric heater.

### Kitchen

2.48m x 2.85m (8'1" x 9'5")

Having a range of base and eye level units with work surface over, composite sink with mixer tap (electric pump for hot water), space and plumbing for washing machine, space for freestanding fridge freezer, freestanding oven with extractor hood over, window to front gardens.

### Bedroom One

3.64m x 3.62m (11'11" x 11'11")

With fitted wardrobes, French doors and glazing to conservatory, electric heater.



## Bedroom Two

2.68m x 2.8m (8'10" x 9'2")

With french doors to conservatory and electric heater.

## Shower Room

Developed to now be a wet room with mains fed shower, low level wc, hand wash basin with storage units under, window to side aspect and electric heater.

## Conservatory

3.4m x 6.62m (11'2" x 21'8")

Being part brick and uPVC build with polycarbonate twin wall roof, glazed door and french doors to rear garden.

## Garage

6.37m x 2.6m (20'11" x 8'6")

With polycarbonate twin wall roof, electric roller garage door to front, electric and lighting with door to conservatory.

## Outside

The front garden has powder coated iron fence surround, decorative shrubbery and flowers with patio area, side access to rear. A large block paved driveway provides parking for three vehicles with access to garage.

The rear garden has powder coated galvanised steel fencing to all sides, timber shed, patio area and shrubbery.

## Solar Panels & Heating System

The Solar Panels are owned, our client advises that this generates an annual income of around £800.00. The heating system is electric heaters only.





## Agents Note

These are draft particulars awaiting vendor approval.

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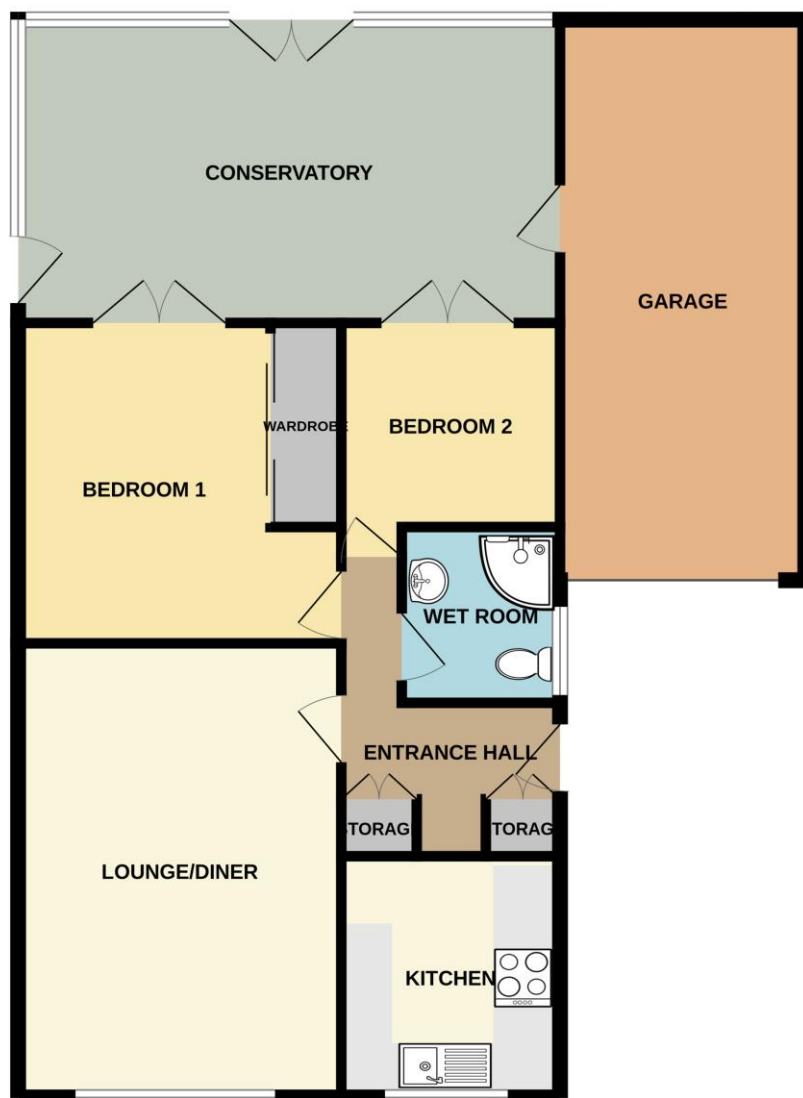
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## Floorplan

GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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