



Thorold Avenue, Cranwell
£200,000



3



1



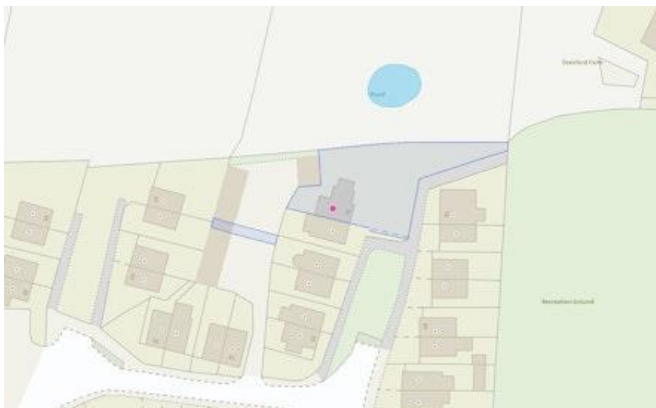
2

Freehold



Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Large Plot of approx 0.2 of an acre (sts)
- Popular Village Location
- Kitchen, Lounge and Dining Room/Office
- Off Road Parking and Garage





This extended three-bedroom semi-detached home, set on a generous plot of approximately 0.2 acres (sts), is well presented throughout and offers versatile accommodation including an entrance porch, dining room/office, lounge, kitchen, shower room, WC and three bedrooms. Benefiting from parking to the rear along with an allocated garage, the property's true standout feature is its substantial front garden, which provides an abundance of outdoor space rarely available and must be viewed to be fully appreciated.

Entrance Porch

3.59m x 2.4m (11'10" x 7'11")

Being uPVC build with glazed entrance door, french doors to rear, french doors to;

Office/Dining Room

4.56m x 2.95m (15'0" x 9'8")

With windows to front and rear aspects and radiator.

Hallway

With stairs leading to 1st floor.

Lounge

3.01m x 4.85m (9'11" x 15'11")

With feature gas fire place set in decorative surround, bay window to front aspect, TV and BT point.

Kitchen

3.63m x 3.2m (11'11" x 10'6")

Having a range of base and eye level units with work surface over, space for freestanding oven with extractor hood over, one and a half sink with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, two storage cupboards under stairs, space for freestanding fridge freezer and window to rear aspect.

Shower Room

With a double width mains fed shower unit, hand wash basin with storage units under, heated towel rail and window to rear aspect.

WC

With low level wc, extractor fan and radiator.

Landing

Bedroom One

2.83m x 4.86m (9'4" x 15'11")

With window to front aspect and radiator.

Bedroom Two

4.46m x 2.4m (14'7" x 7'11")

With window to rear and side aspects and radiator.

Bedroom Three

2.65m x 2.38m (8'8" x 7'10")

With window to rear aspect and radiator.

Outside

With a large garden to front of approx 0.2 acres (sts), mainly laid to lawn with seating area, two timber sheds, timber fence and hedge surround. To rear is a parking space, further leading to an allocated garage.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



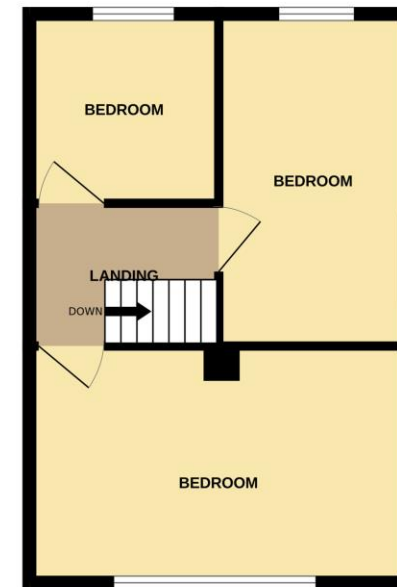


Floorplan

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



THOROLD WAY, CRANWELL NG34 8DS

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk