

DRAFT

**COLLEGE ROAD,
CRANWELL, NG34 8DN**



£190,000

A Three Bedroom Semi-Detached House which has been Extended offering an additional Sun Room with South Facing Rear Gardens, Field Views, and offered to the market with No Onward Chain. the property would benefit from some cosmetic updating however both the Kitchen and Shower Room have been Upgraded in Recent Years, and further benefitting from Double Glazing, the full accommodation comprises Entrance Hall, Lounge, Kitchen, Further Inner Hall, Sun Room, Downstairs Shower Room, and Three Bedrooms to the first floor. Outside there is a driveway and further hardstanding for parking, together with an Attached Single Garage, with Enclosed and Private Gardens to the rear which are larger than average.

Directions:

From our offices head North via Northgate, proceeding past the Tesco traffic lights and continuing over Galley Hill Bridge into Lincoln Road and onto Holdingham Roundabout. Take the third exit signposted "A15 Lincoln" and continue for approximately 2 miles and take the next turning on the left into Cranwell. Follow the road as it bears to the left and right into College Road where the property is located on the left hand side, away from the main road, as identified by our 'For Sale' board.

Double glazed entrance door provides access to the Entrance Hall having electric radiator.

Lounge: 4.14m (13'7") x 3.58m (11'9")

Having bay window, feature electric fire with stone surround, coved ceiling, and electric radiator.

Kitchen: 3.68m (12'1") x 2.87m (9'5")

Having a range of matching wall and base units with worktop over, single composite inset drainer sink with mixer tap, space for electric cooker, space and plumbing for washing machine, larder cupboard, understairs store cupboard, space for fridge freezer, tiled splashbacks, and electric radiator.

Inner Hall:

Providing access to the Sun Room and Shower Room.

Sun Room: 2.54m (8'4") x 2.84m (9'4")

Having electric radiator and side entrance door.

Shower Room:

Being fully tiled and have close coupled W.C., vanity hand washbasin with mixer tap, separate shower cubicle with electric shower, and airing cupboard.

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access, smoke alarm, and electric radiator.

Bedroom 1: 4.14m (13'7") x 3.66m (12'0") max

Having built-in double wardrobe, over stairs store cupboard, and electric radiator.

Bedroom 2: 2.97m (9'9") x 2.84m (9'4")

Having electric radiator.

Bedroom 3: 2.03m (6'8") x 2.84m (9'4")

Having electric radiator.

Outside:

A concrete drive provides off road parking and approaches the **Single Attached Garage 2.26m (7'5") x 6.60m (21'8")** having manual up and over door, power points, lighting, and personnel door to the rear garden. The front gardens have been laid to gravel for both additional parking and ease of maintenance with borders housing mature hedging, partially enclosed by



Lounge



Further Aspect



Kitchen



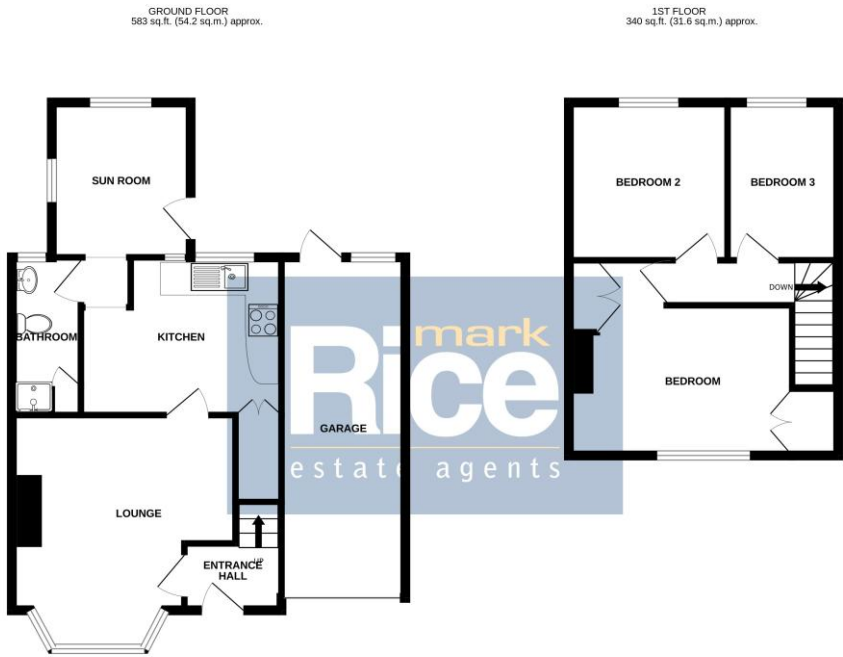
Further Aspect



Sun Room

timber fencing. The rear gardens are South facing with an extensive patio area having a raised pond area, timber shed and further raised bedding area with mature hedging. An arch provides access to the lawned area with large apple tree, well stocked borders to either side, patio path leading to a further wild garden with greenhouse and views over local countryside. The rear gardens are fully enclosed by timber fencing, and an external light and cold water tap are fitted.

Council Tax Band: A



TOTAL FLOOR AREA : 923 sq. ft. (85.8 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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Shower Room



Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden



Views

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 03/08/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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