

DRAFT

***ST GEORGES CLOSE,
CRANWELL, NG34 8XE***



£230,000

Located within this small Cul-De-Sac setting and within walking distance of the centre of this popular village, a Well Presented and Much Improved Three Bedroom Detached Bungalow. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Kitchen, Inner Hall, Three Bedrooms, and Re-fitted Bathroom with Separate Shower. Outside there is more than Ample Parking to the side of the property that also offer an attached Car Port, whilst the Rear Gardens form a particularly private retreat. Early viewing of the property is highly recommended.

Double glazed entrance door provides access to the Entrance Hall having store cupboard.

Lounge: 3.43m (11'3") x 5.08m (16'8")

Having feature brick fireplace, dado rail, coved ceiling, and radiator.

Inner Hall:

Having loft access.

Kitchen: 3.12m (10'3") x 2.46m (8'1")

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, tiled splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher, concealed Gas central heating boiler, and side entrance door.

Bedroom 1: 2.90m (9'6") x 2.64m (8'8")

Having built-in wardrobes with sliding mirror doors, coved ceiling, and radiator.

Bedroom 2: 2.62m (8'7") x 3.58m (11'9")

Having a range of built-in bedroom furniture including wardrobes and dressing table, and radiator.

Bedroom 3: 2.62m (8'7") x 2.49m (8'2")

(currently used as a dining room) Having radiator.

Bathroom:

Being fully tiled and having close coupled w.c., vanity hand washbasin with mixer tap, panelled bath with central mixer tap, separate double shower cubicle with mains fed shower, and radiator.

Outside:

A drive laid to patio and gravel provides off road parking for a number of vehicles and approaches the wrought iron gates which in turn leads to the attached car port. The front gardens are laid to lawn with gravelled borders for ease of maintenance. The rear gardens are laid mostly to patio with lawn area, raised pond, further patio areas, all fully enclosed by mature hedging with three storage sheds and a cold water tap is fitted.

Council Tax Band: B



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3/Dining Room

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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Bathroom



Further Aspect



Rear Garden



Further Aspect



Further Aspect

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 19/6/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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