

**COLLEGE ROAD,
CRANWELL, NG34 8DL**



£199,950

A well presented and Extended Three Bedroom Semi Detached House located within this popular village in a non estate setting with views over open countryside. The property has undergone a scheme of improvements by the current owners including the addition of a first floor shower room and solid roof to the sun lounge and has a Separate Outbuilding which is insulated and could be used as a home office, and there is an Attached Sauna.

The property benefits from Gas Central Heating and full Double Glazing with accommodation comprising Entrance Hall, Lounge, Breakfast Kitchen, Ground Floor Bathroom and Sun Room, whilst to the first floor are Three Good Sized Bedrooms and Shower Room. Outside, to the front of the property a gravelled drive provides Off Road Parking for a number of vehicles with a Car Port and there is an Attached Workshop. The Rear Garden is South facing and has views over open countryside. Viewing of this property is strongly recommended to appreciate the spacious and versatile accommodation available together with its tranquil setting.

Directions:

From our office, head North and proceed past the Tesco traffic lights and over the Galley Hill Bridge into Lincoln Road. Continue to the Holdingham roundabout and take the third exit on the A15 towards Lincoln. Take the next turning on the left into Sleaford Road and enter the village of 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 down a shared private drive.

A double glazed entrance door provides access to the Hall having radiator.

Lounge: 4.27m (14'0") x 4.17m (13'8")

Having bay window, electric fire with wooden mantle over and double radiator.

Kitchen Diner: 3.66m (12'0") x 2.92m (9'7")

Having a range of wall and base units with worktop over, plumbing for washing machine, 1½ bowl single drainer inset sink with mixer tap, tiled splashbacks, walk-in pantry, space for fridge freezer and radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, large bath with central mixer tap, extractor fan and chrome towel radiator.

Sun Room: 3.66m (12'0") x 2.36m (7'9")

Having solid insulated roof with Velux window, two wall light points and French doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 4.17m (13'8") x 2.69m (8'10") max

Having double radiator and built-in cupboard housing the boiler.

Bedroom 2: 3.00m (9'10") x 2.90m (9'6")

Having radiator.

Bedroom 3: 2.92m (9'7") x 2.03m (6'8")

Having double radiator and picture rail.

Shower Room:

Being part tiled and having close coupled w.c, floating hand washbasin with pillar taps, double shower cubicle with mains fed shower, extractor fan and chrome towel radiator.

Outside:

The front garden has been completely laid to gravel for ease of maintenance and to provide **Ample Off Road Parking**. Double opening timber gates provide access to the Car Port with a further door to the **Work Shop** having power, lighting and a personal door providing access to the rear garden.

The **South Facing Rear Garden** is laid predominantly to lawn with a large patio area, a raised bed, gravelled border and a wild garden area at the bottom with a 3' fence to enjoy the views. There is a **Summer House 3.84m**



Lounge



Kitchen Diner



Further Aspect



Bathroom



Sun Room

*(12'7") x 2.26m (7'5") which is fully insulated with power with French doors to the rear garden, and a **Sauna 1.90m (6'3") x 1.37m (4'6")**.*

Council Tax Band A.



Bedroom 1



Bedroom 2



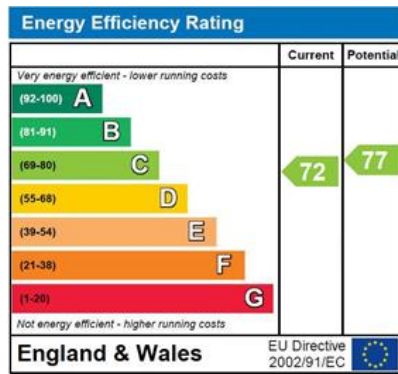
Shower Room



Rear Garden



View To Rear



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 03/11/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**