



**Connells**

Joel Square  
Cranwell Village Sleaford



## Property Description

Connells are pleased to bring to the market this well-proportioned three-bedroom property offers versatile accommodation arranged over two floors, ideal for families, first-time buyers or investors alike.

The ground floor comprises a entrance hall leading through to the lounge positioned at the front of the property with a bay window. To the rear is an impressive open-plan kitchen/diner, providing ample space for both everyday living and entertaining, with a practical layout.

To the first floor, the property offers three bedrooms, including two comfortable doubles and a further single room that would also suit use as a home office or nursery. The first floor is completed by a modern shower room.

Externally, To the front there is a blocked paved driveway. To the rear there is an enclosed rear garden mainly laid to lawn, patio area, a large shed / garage.

Viewings is highly recommended to fully appreciate this home! Call Connells today for more details and to arrange your viewing

## Ground Floor

### Entrance Hall

Stairs leading to the first floor, radiator, wood effect LVT (luxury vinyl tile).

## Lounge

Double glazed bay window to the front, wood effect LVT (luxury vinyl tile), multi fuel burner.

## Kitchen / Diner

Double glazed window to the rear, double glazed patio doors leading to the rear garden, tile effect LVT (luxury vinyl tile) , range of wall and base units, two radiators, large island with induction hob extractor hood above, integrated dishwasher, fridge and electric oven. Space and plumbing for washing machine, space for free standing fridge freezer, ceiling spotlights.

## First Floor

### Landing

With doors leading to the shower room, three bedrooms and the inbuilt cupboard, carpet and loft access.

## Bedroom One

Double bedroom, double glazed window to the front, radiator.

## Bedroom Two

Double bedroom, double glazed window to the rear, carpet, radiator.

## Bedroom Three

Single bedroom, double glazed window to the front, radiator, wood laminate flooring.

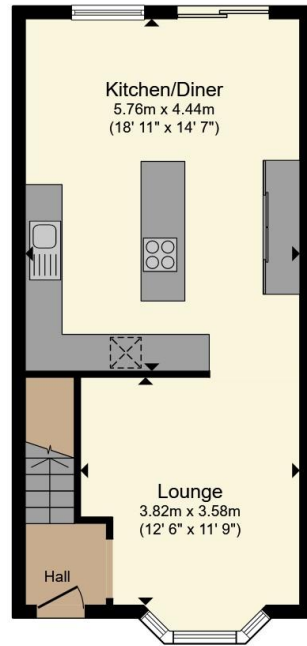
## Shower Room

Double glazed window to the rear, W.C, wash hand basin with vanity unit, towel radiator, tiled walls and floor, walk in shower.

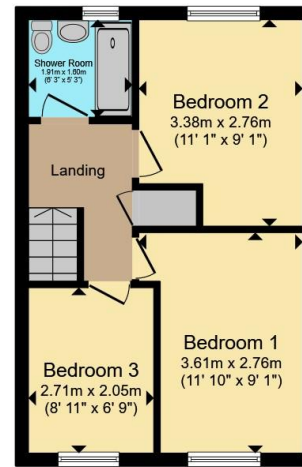




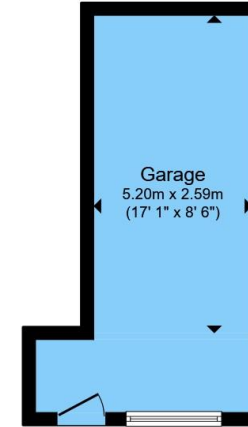




**Ground Floor**



**First Floor**



**Garage**

Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309375](http://connells.co.uk/Property/GRM309375)**



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