

***BYARDS LEAP,  
CRANWELL, NG34 8EZ***



**£325,000**

***An individual and extended Three Bedroom Detached House located within grounds measuring 0.75 Acres (STS), located on the A17 providing ease of access to Sleaford, Newark, Grantham, and Lincoln, and offered to the market with No Onward Chain. Internally the property would benefit from some cosmetic updating however offers Generous Living Accommodation which comprises Entrance Hall, Lounge, Study, Dining Room, Kitchen, Utility Room, Downstairs W.C., Three Spacious Bedrooms with additional room off the master, and Family Bathroom, all benefitting from Triple Glazed Windows and Gas Central Heating. The grounds are the main feature of this home with more than ample Off Road Parking and Wooden Garage which is believed to be the original Byard's Leap Garage. The Gardens are much larger than average with numerous featured areas and a separated paddock, all providing a spacious and private retreat.***

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

**Lounge: 3.76m (12'4") x 3.61m (11'10")**

*Having bay window, open fireplace with cast surround, double radiator and picture rail. An arch provides access to the:*

**Study: 3.15m (10' 4") x 3.02m (9' 11")**

*Having radiator and door leading to the:*

**Dining Room: 3.71m (12' 2") x 3.07m (10' 1")**

*Having radiator, double doors to the dining kitchen and sliding patio doors to the garden*

**Dining Kitchen: 4.27m (14' 0") x 3.63m (11' 11")**

*Having an extensive range of wall and base units, space for cooker, 1 ½ bowl single drainer inset sink with monobloc tap, tiled splashbacks, worktop, radiator, built-in cupboard and ceiling beam.*

**Utility Room 1.81m (5' 11") x 3.66m (12' 0")**

*Having base units with worktop over, cupboard housing the Gas central heating boiler, tiled floor, and side entrance door.*

**Downstairs W.C.:**

*Being fully tiled and having low level W.C. and corner hand washbasin.*

*Stairs from the Hall provide access to the **First Floor Landing** having loft access, radiator and built-in cupboard.*

**Bedroom 1: 3.78m (12' 5") x 3.63m (11' 11")**

*Having radiator, picture rail and wardrobe cupboard with locker.*

**Dressing Room/Bedroom 4: 3.05m (10' 0") x 3.00m (9' 10")**

*Having radiator.*

**Bedroom 2: 3.30m (10' 10") x 2.69m (8' 10")**

*Having two built-in cupboards including wardrobe, radiator and picture rail.*

**Bedroom 3: 2.72m (8' 11") x 2.31m (7' 7")**

*Having built-in double wardrobe cupboard and radiator.*

**Bathroom:**

*Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, bath with mixer tap and shower attachment, extractor fan and chrome towel rail.*

**Outside:**

*A dry stone wall forms the front and side boundaries with a personal gate and five bar gate providing access to the gravelled drive and parking areas which extend to the front of the garage. To the side of this is a further garden area with small woodland walks. The Wooden Garage comprises of two garages and a Large Workshop and to the rear of this are Two Greenhouses and further parking areas if required.*



**Lounge**



**Study**



**Dining Room**



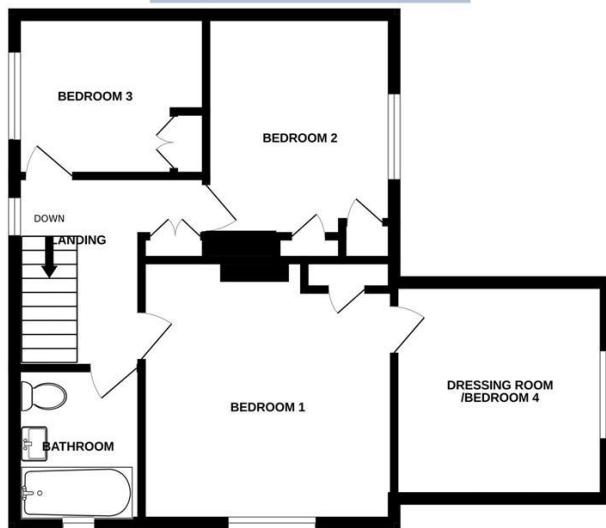
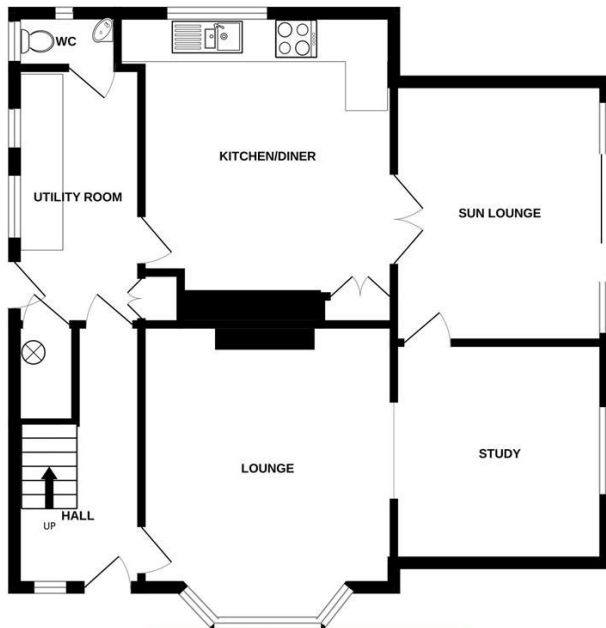
**View from Dining Room**



**Dining Kitchen**

The remainder of the grounds are laid mostly to lawn with various borders and an orchard is found to the furthest part of the garden with eight fruit trees.

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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**Bedroom 1**



**Dressing Room/Bedroom 4**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Gardens**



**Paddock**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*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 16/06/26*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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