



The Hawthorns Cranwell Village Sleaford NG34 8ZU

for sale
£275,000



Property Description

Connells are delighted to bring to the market this beautifully extended three bedroom semi-detached home in a village location.

The ground floor is entered via a welcoming entrance hall with convenient WC. To the front of the property is a stylish dining kitchen, providing ample space for both everyday dining and entertaining. To the rear, a generous sitting room creates a superb family living space, flowing seamlessly into an impressive garden room extension with feature bi-fold doors opening onto the rear garden with countryside views, allowing natural light to flood the home and creating an excellent indoor-outdoor connection.

The first floor offers a spacious principal bedroom complete with its own en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom, all accessed from a central landing.

Externally, To the front of the property there is a gravelled driveway providing off-road parking for multiple vehicles, leading down the side of the property there is a detached garage and EV charging point. The front garden is well maintained being mainly laid to lawn with plants and shrubs, and a path leading to the front door, To the rear there is a landscaped garden with countryside views, mainly laid to lawn with a patio area with mature tree and shrubs.

Early viewing is strongly recommended to

appreciate what is on offer!

Ground Floor

Entrance Hall

With doors leading to the kitchen and the downstairs WC. Range of fitted cupboards and laminate flooring.

Downstairs W.C

Two piece suite comprising of WC, wash hand basin with vanity unit and laminate flooring.

Kitchen / Diner

Range of wall and base units with work surface, stainless steel sink, built in oven, gas hob with extractor fan above, integrated dishwasher, fridge freezer, space and plumbing for a washing machine, laminate flooring and a downstairs cupboard.

Lounge

With stairs leading to the first floor, carpet and bi-folding doors to the rear.

Family Room

With two ceiling windows, window to the side,

bi-folding doors leading to the rear garden and laminate flooring.

First Floor

Landing

With doors leading to three bedrooms and the bathroom, carpet and a radiator.

Bedroom One

With double doors leading to a Juliet balcony overlooking the rear garden and countryside views, carpet and a radiator.

En-Suite

With a shower cubicle, wash hand basin, WC and a towel radiator.

Bedroom Two

With two windows to the front, carpet and a radiator.

Bedroom Three

With a window to the front, fitted storage cupboard, carpet and a radiator.

Bathroom

With a window to the side, bath with shower above, W.C, wash hand basin with vanity units and a towel radiator.

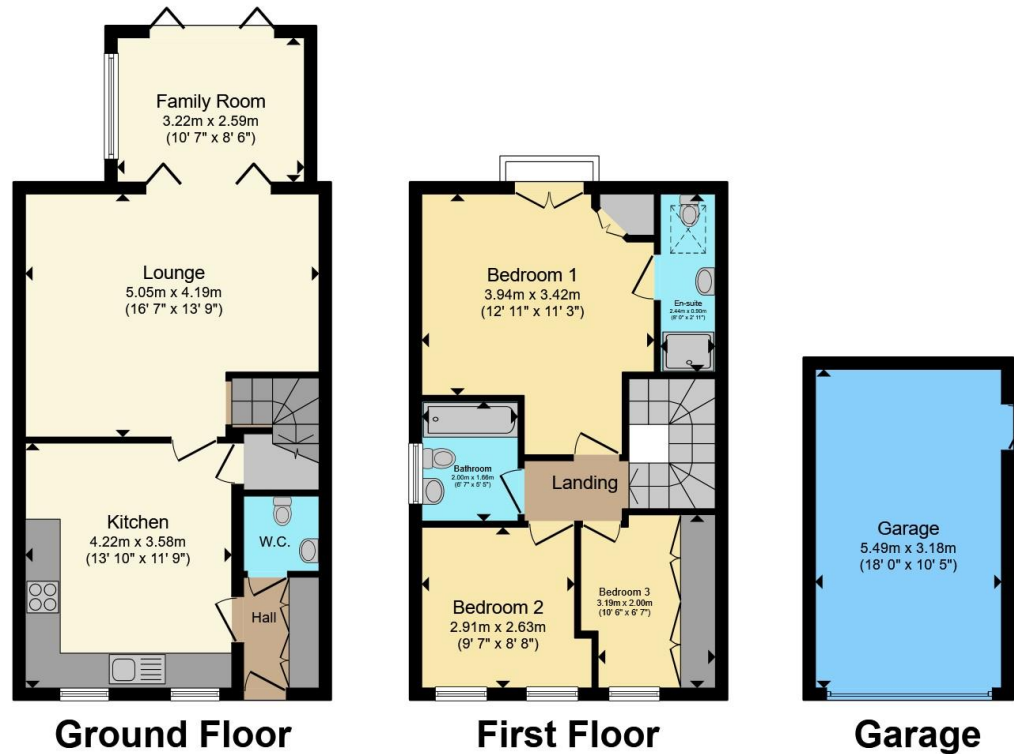
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 112.1 m² (1,207 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

Connells

To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309644



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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