



Connells

Joel Square
Cranwell Village Sleaford

Joel Square Cranwell Village Sleaford NG34 8RR

for sale offers in excess of
£180,000



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, carpet, 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.

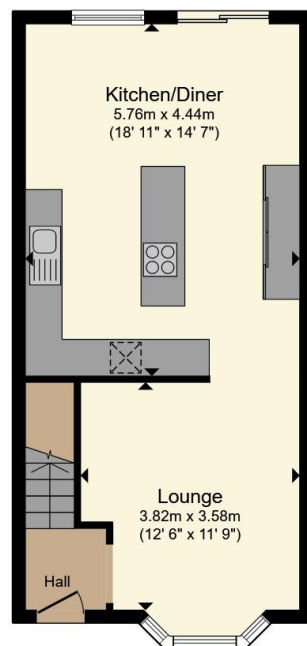
Agent Note

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.

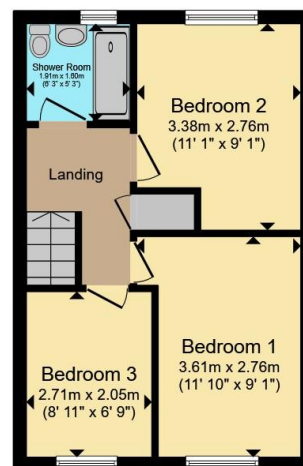




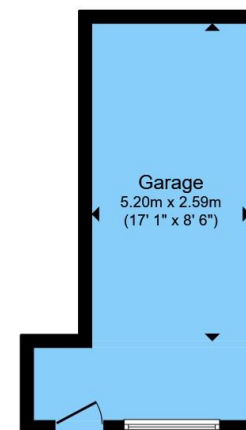




Ground Floor



First Floor



Garage

Total floor area 93.4 m² (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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309375



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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