NEWTONFALLOWELL



Edmunds Road, Cranwell
£230,000

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## Key Features

- Three Bed Detached Bungalow
- 17'3 Breakfast Kitchen
- Gas Central Heating/Double Glazing
- Peaceful Setting
- Garage & Parking
- No Onward Chain
- EPC rating D
- Freehold















A well presented Three Bedroom Detached Bungalow offered to the market with No Forward Chain, having Ample Off Road Parking, a Fully Enclosed Rear Garden and providing easy access to both the A15 and A17. The property has been well maintained and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Breakfast Kitchen, Lounge, Three Good Sized Bedrooms and Shower Room. Outside a drive provides parking and leads to the Attached Single Garage and the rear garden is particularly private. Viewing of this property is highly recommended to fully appreciate its overall condition and peaceful setting.

Breakfast kitchen 5.26m x 2.31m (17'4" x 7'7")

Lounge 4.9m x 3.76m (16'1" x 12'4")

Bedroom One 4.06m x 2.97m (13'4" x 9'8")

Bedroom Two 3.2m x 3.12m (10'6" x 10'2")

Bedroom Three 2.79m x 2.31m (9'2" x 7'7")

Shower Room 2.79m x 2.31m (9'2" x 7'7")

## Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



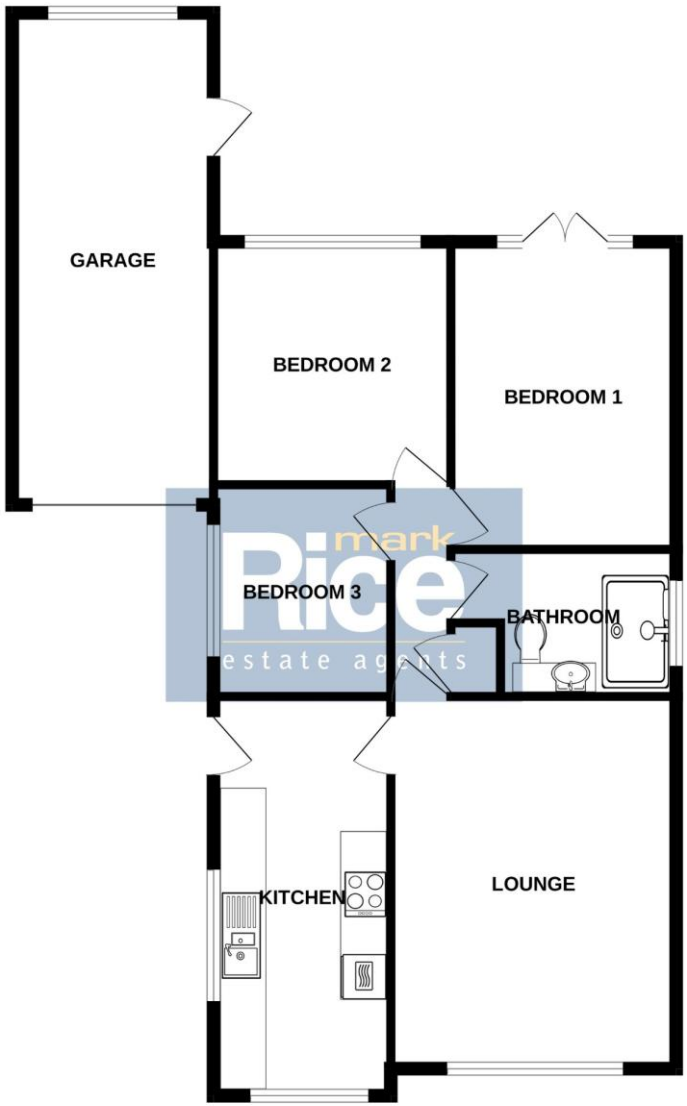






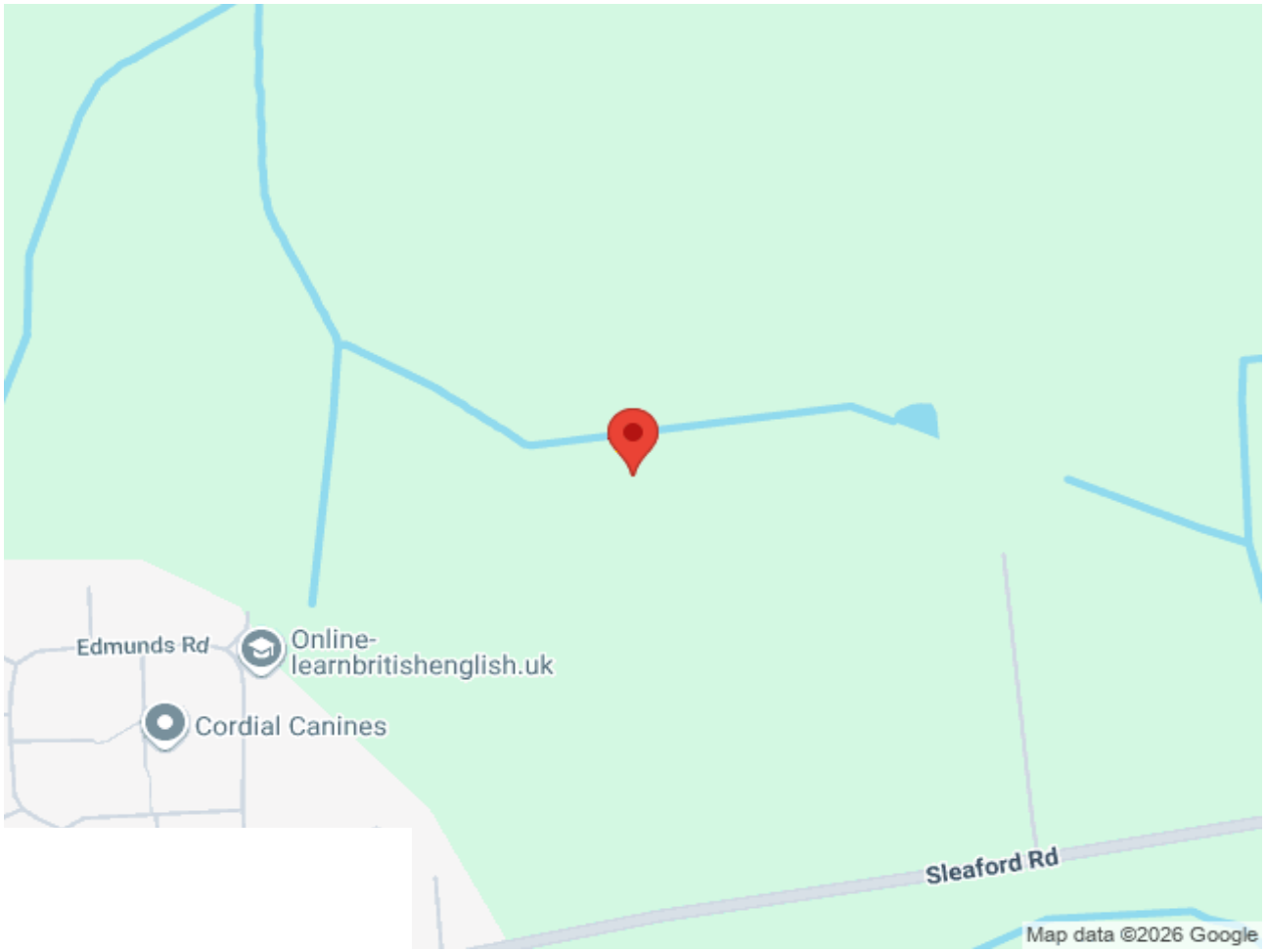


GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.




TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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