BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Cranwell Avenue, Cranwell, Sleaford, NG34 8HG



Asking Price £395,000 Freehold







** NO CHAIN**
Located on Cranwell Avenue close to RAF Cranwell , this impressive detached house offers a generous living space of 2,476 square feet, perfect for families seeking comfort and style. With four spacious double bedrooms, each equipped with quality fitted wardrobes and matching furniture, this home ensures ample storage and a touch of elegance in every room. All the curtains and blinds at the property are included in the sale.

As you enter, you are greeted by a large grand hallway with a galleried landing above that not only enhances the sense of space but also provides a delightful area for a reception or reading nook. The ground floor boasts three well-appointed reception rooms, including a versatile playroom that can easily serve as a family room or additional living space, catering to your lifestyle needs.

The separate dining room is ideal for hosting dinner parties or enjoying family meals, while the two bathrooms, including an en-suite, feature modern fixtures with his and hers sinks, adding a touch of luxury to your daily routine.
Outside offers front and rear gardens with additional storage and a single garage with remote controlled electric door. The house has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC Rating of: C

Entrance Hall
16'8" x 13'9"




The grand hallway is entered through UPVC double doors having stain glass featured inserts on both doors with an adjacent small frosted glass window to the right, a wardrobe with sliding mirror doors ideal for coats and shoes, LVT flooring, chandelier lighting with ceiling rose, smoke alarm, two spotlights on the initial entrance with a lovely ornate archway, widening with double doors leading to lounge, additional reception room on the right and a single door to the kitchen,

Living Room
21'1" x 12'6"



Having window to the front elevation with radiator underneath, entered through upper glazed wooden double doors from the hallway having a chandelier light with ceiling rose and two wall lights, fireplace with wooden surround and marble hearth and back with an insect Gas living flame fire, either side of the fireplace are too ornamental recess shelf units which are illuminated, carpeted flooring, an additional radiator, a large archway opening into dining room.

Dining Room
10'2" x 18'10"



A generous dining room being very light and airy with large windows overlooking the rear garden with fully glazed patio doors, chandelier lighting with ceiling rose, carpeted flooring, single radiator and double upper glazed doors leading to the kitchen.

Drawing Room
13'4" x 11'10"



Having window to the front elevation with double radiator underneath, carpeted flooring, pendant lighting and three spotlights, storage cupboards with shelving and hanging.

Kitchen/Breakfast Room
11'0" x 20'2"




Entered from an upper glazed wooden door from hallway or double glazed doors off the dining room,

window to rear elevation, a range of modern cream wall and base units with block worktops with mosaic tiled walls above worktops. A Bosch ceramic hob with cooker hood above, Bosch electric fan oven, pull out bin drawers, space for a dishwasher, tall larder units and the beautiful corner seat with cupboards underneath, a wine rack, spot lighting on the ceiling, single radiator and door leading to utility room.

Utility
11'0" x 5'5"



Having a UPVC upper glazed door to the rear garden with frosted glass, flooring is the same as the kitchen here which is a LVT, radiator. mosaic tiling on all walls, boiler mounted in the cupboard, spotlight on the ceiling, a drying rack suspended on the pulley system on the ceiling, two consumer units, sink with mixer tap, plumbing and space for three appliances.

WC
5'5" x 3'4"



Window to the front elevation, fully tiled floor to ceiling, extractor fan, same quality LVT flooring is in the hallway, close-coupled toilet, sink with storage vanity unit underneath with chrome mixer tap, mirror above and shaver socket/light, single radiator and spotlighting.

Galleried landing/study
19'10" x 13'9"





Very large window to the front elevation with an additional half moon window above with a slightly vaulted section with spotlighting, a very large double radiator under the window plus one extra the other side, carpeted flooring, one additional pendant light with a ceiling rose, two wall lights and additional spotlighting. This landing is large enough to use as an additional reception area suitable for office or playroom, the staircase is wider than average and has a white balustrade.
The lighting in this area was planned to allow a stud wall to be put up, allowing for a separate fifth bedroom, with a door that would open on the right as you get to the top of the stairs. Subject to any necessary building regulations.

Master Bedroom
17'10" x 11'11"



Having window to the front elevation with radiator underneath, carpeted flooring, spotlighting in the ceiling, built-in bedroom furniture consisting of three large double wardrobes with sliding doors one of them being a mirrored door and built-in drawer units on two elevations, a single wall light and spot lights in the ceiling.

En-suite
10'2" x 4'11"



Having window to the side elevation with frosted glass, vinyl flooring, spotlighting in the ceiling one with a built-in extractor fan above the shower, pedestal sink separate hot and cold taps, close-coupled toilet, fully tiled floor to ceiling, shelf and mirror and light unit with shaver socket above the sink, double shower cubicle with mixer shower, double radiator with two towel rails above it.

Bedroom 2
10'10" x 11'10"



Window to the rear elevation, carpeted flooring, pendant lighting, built in dressing table with drawers and cupboards with two additional matching side tables, on the other elevation is another double wardrobe with sliding doors, spotlighting and additional book shelving,

Bedroom 3
10'0" x 11'10"



Window to the front elevation, carpet flooring, pendant lighting and three spotlights, double radiator, bookshelf on one wall, fitted dressing table with drawers and cupboards with a matching side table, a double wardrobe with hanging and shelving with mirrored doors and a loft hatch,

Bedroom 4
10'2" x 13'4"





Window to the rear elevation, carpeted flooring, spotlighting, built-in dressing table with two matching side tables and a wall light, built-in wardrobes with sliding doors, double radiator under the window.

Bathroom
7'5" x 10'2"





Window to the rear elevation with frosted glass, vinyl flooring, spotlighting in the ceiling, double ended bath with Mixer taps and an additional mixer shower valve with shower head on a riser rail with a wraparound curtain, close-coupled toilet, his and hers pedestal sinks, a double radiator, walls are fully tiled floor to ceiling, extractor fan on the wall, mirror above sink and another shaver socket/light unit, an airing cupboard with double

doors with a large hot water storage tank and the pump for the powered showers.

Garage
18'8" x 8'10"
Up and over remote controlled electric door and a personnel door at the rear.

Outside



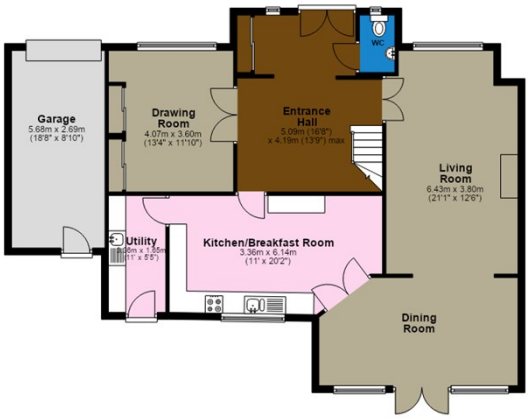
The front garden is laid mainly to lawn with some nicely pruned bushes with side gates each side providing access to the rear garden. The rear is laid mainly to lawn with many perimeter borders featuring trees, shrubs and plants, in the corner is a summer house and enclosure for small animals, in the middle is a pond and near to the back door is a storage shed with many garden tools.

Disclaimer 1
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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

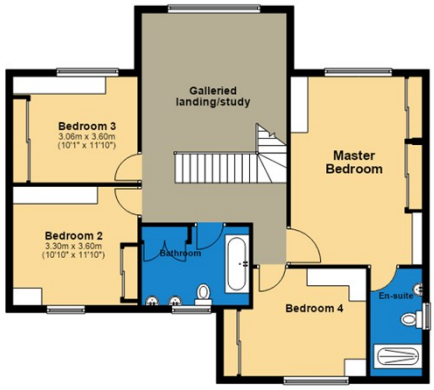
Ground Floor

Approx. 120.8 sq. metres (1300.2 sq. feet)

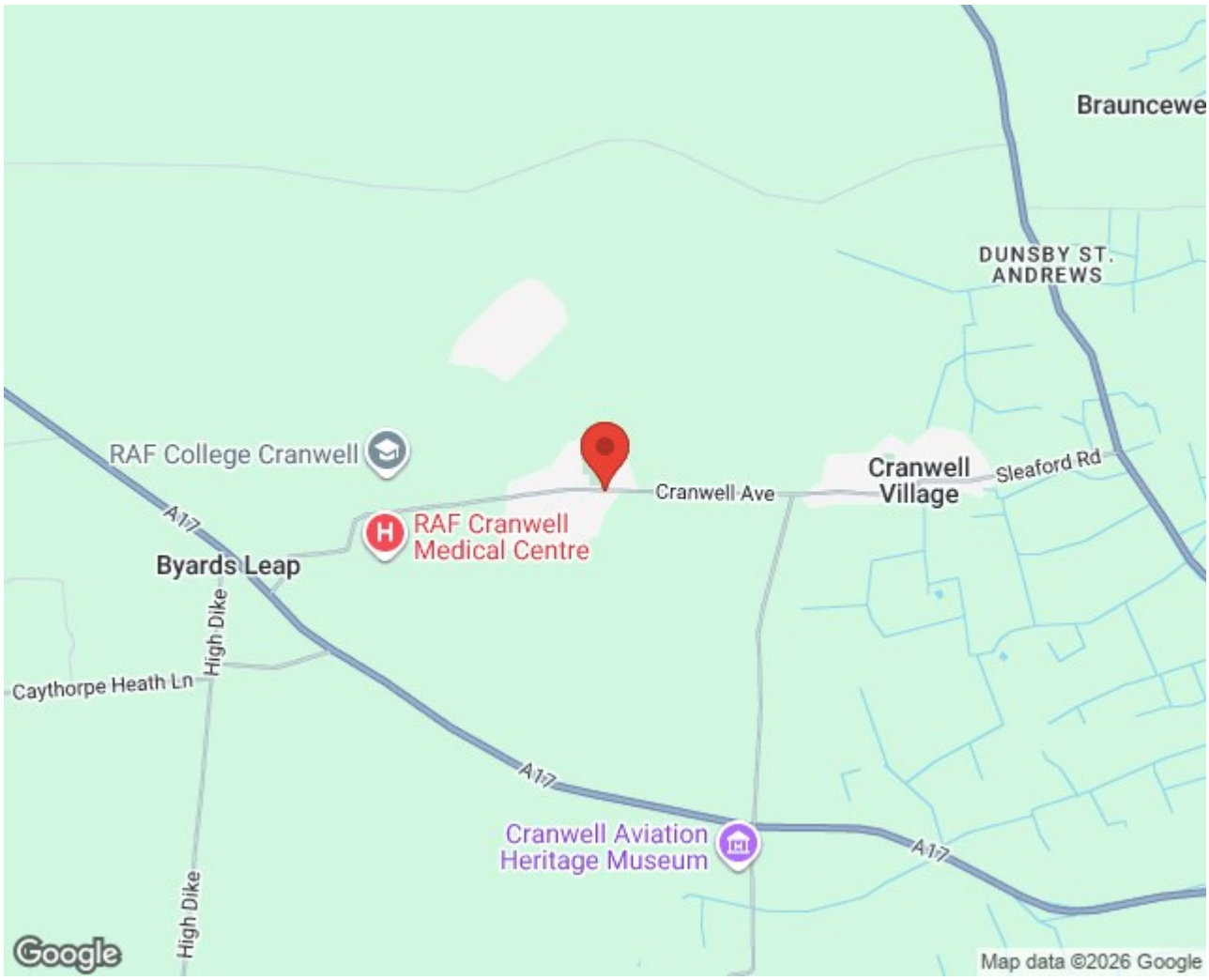


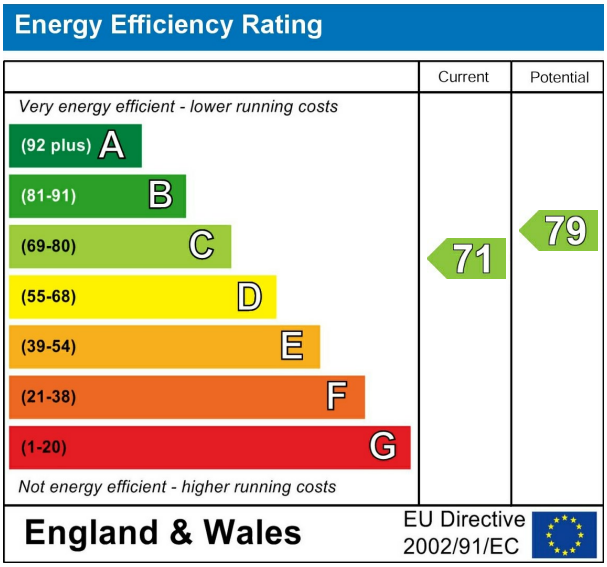
First Floor

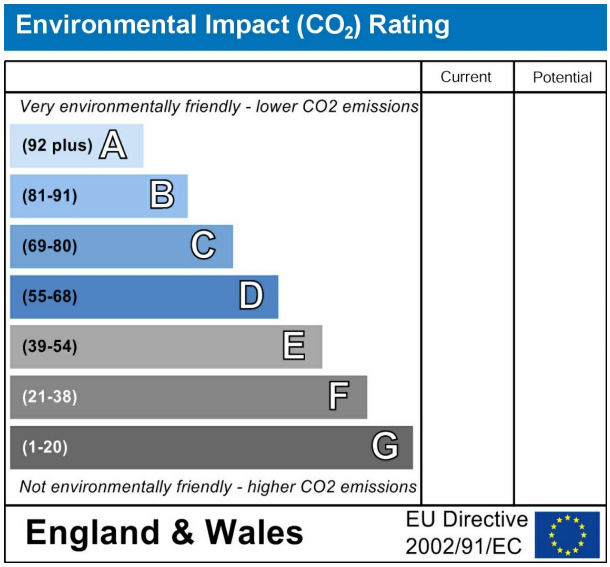
Approx. 95.1 sq. metres (1023.5 sq. feet)



Total area: approx. 215.9 sq. metres (2323.7 sq. feet)


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DUNSBY ST. ANDREWS
RAF College Cranwell
A17
Byards Leap
RAF Cranwell Medical Centre
Cranwell Ave
Cranwell Village
Sleaford Rd
High Dike
Caythorpe Heath Ln
A17
Cranwell Aviation Heritage Museum
A17
High Dike
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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