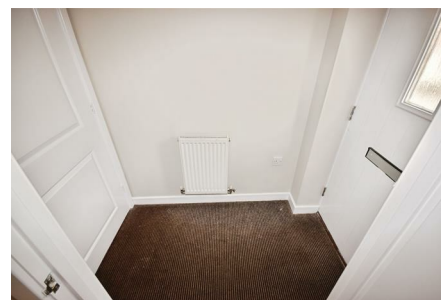
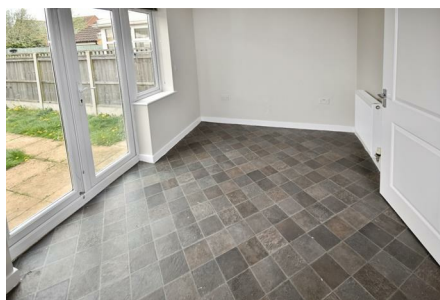


The Sidings, Cranwell Village, Sleaford, NG34 8FB



Asking Price £195,000 Freehold



Nestled in the charming Cranwell Village, Sleaford, this delightful semi-detached house at The Sidings offers a perfect blend of modern living and comfort. Built in 2010, the property has recently undergone a complete redecoration throughout, complemented by new carpets, ensuring a fresh and inviting atmosphere for its new occupants.

The house boasts a well-designed layout, featuring one spacious reception room that serves as an ideal space for relaxation or entertaining guests. With three generously sized bedrooms, there is ample room for family living or accommodating guests. The property also includes two bathrooms and a ground floor WC, providing convenience and privacy for all residents. Having Gas central heating with radiators to all rooms and double glazing with an EPC rating of: C

Parking is a breeze with space for one car, along with the added benefit of a single garage, making it perfect for those with multiple cars or requiring extra storage. The absence of a chain means that you can move in without delay, allowing you to settle into your new home swiftly.

This property is not just a house; it is a wonderful opportunity to create lasting memories in a peaceful village setting. With its modern features and thoughtful design, this home is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely property your own.

Location Location Location

Discover huge skies and wide open spaces at Cranwell, a peaceful village located to the north of Sleaford in the heart of rural Lincolnshire. The village is perhaps more renowned for being home the worlds oldest and most famous air academy - RAF College Cranwell established in 1916, the base has been of major strategic importance to the RAF ever since. Sir Frank Whittle attended the college in the late 1920's and it was from here that many of his ideas for the jet engine were formulated. In the present day, Cranwell Village offers residents most of the everyday amenities, including a general stores, post office, and primary school, with comprehensive and Grammer schools being located in Sleaford. Cranwell offers easy connectivity throughout the county as the A15 and A17 are virtually on the doorstep providing easy access to all directions, with Lincoln to the North, Boston to the east, Newark to the west and Grantham to the south.

Accommodation

The property is entered through a composite door into the hallway.

Entrance Hall



Having entrance matting, doors to WC and Lounge.

WC

6'11" x 3'3"



Close-coupled toilet, hand wash basin, vinyl flooring and extractor fan.

Living Room

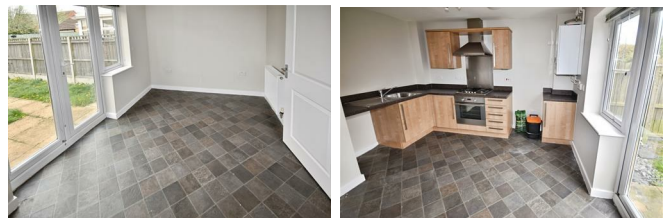
15'1" x 18'0"



Window to front, new carpeted flooring, TV connections, consumer unit, and pendant lighting.

Kitchen/Dining Room

10'3" x 14'9"



Two windows with patio doors to rear, a range of wall and base units, laminate worktops, single oven, gas hob and extractor hood above, stainless steel sink, vinyl flooring, space for a tall fridge freezer, wall mounted comb-boiler and a large area for dining table and chairs at the opposite end.

Inner Hall

Door to lounge and kitchen, stair case leading to 1st floor landing.

Master Bedroom

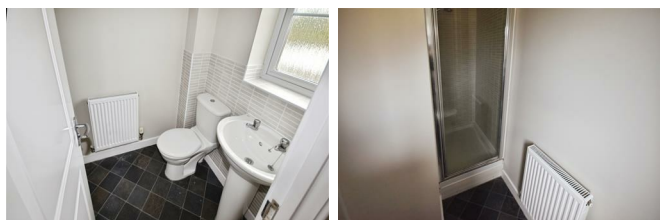
8'9" x 9'8"



Window to rear, double wardrobe with sliding doors, brand new carpeted flooring, pendant lighting and door to en-suite shower room

En-suite

8'9" x 4'0"



Window to rear with frosted glass, vinyl flooring, shower enclosure with mixer shower, close-coupled toilet and wash hand basin.

Bedroom 2

9'5" x 7'10"



Window to front, brand new carpeted flooring and pendant lighting

Bedroom 3

8'8" x 6'9"



Window to front, brand new carpeted flooring and pendant lighting

Landing

8'1" x 6'9"

Airing cupboard, carpeted flooring and pendant lighting

Bathroom

5'5" x 7'5"



Window to side with frosted glass, vinyl flooring, paneled bath, half-height tiled walls, close-coupled toilet and wash hand basin.

Outside



The rear garden is laid mainly to lawn but has some perimeter borders and a small patio with a side gate to passageway for bin access.

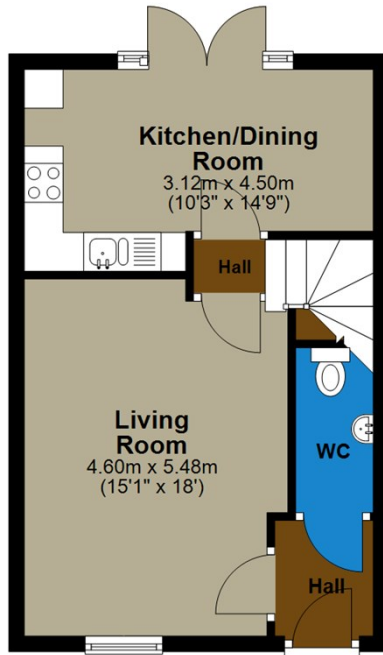
Next to number 2 The Sidings there is a car park and two garages one of which belongs to number 4 (one on left)

Financial Services

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.

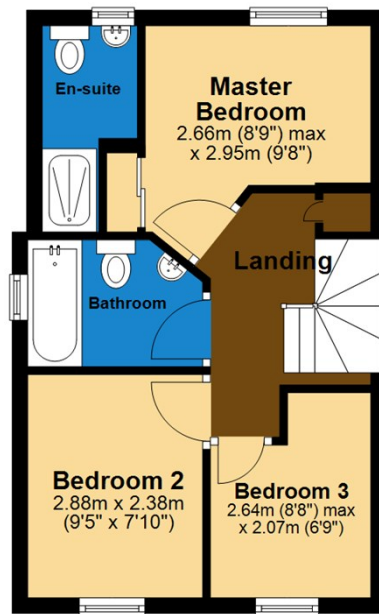
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



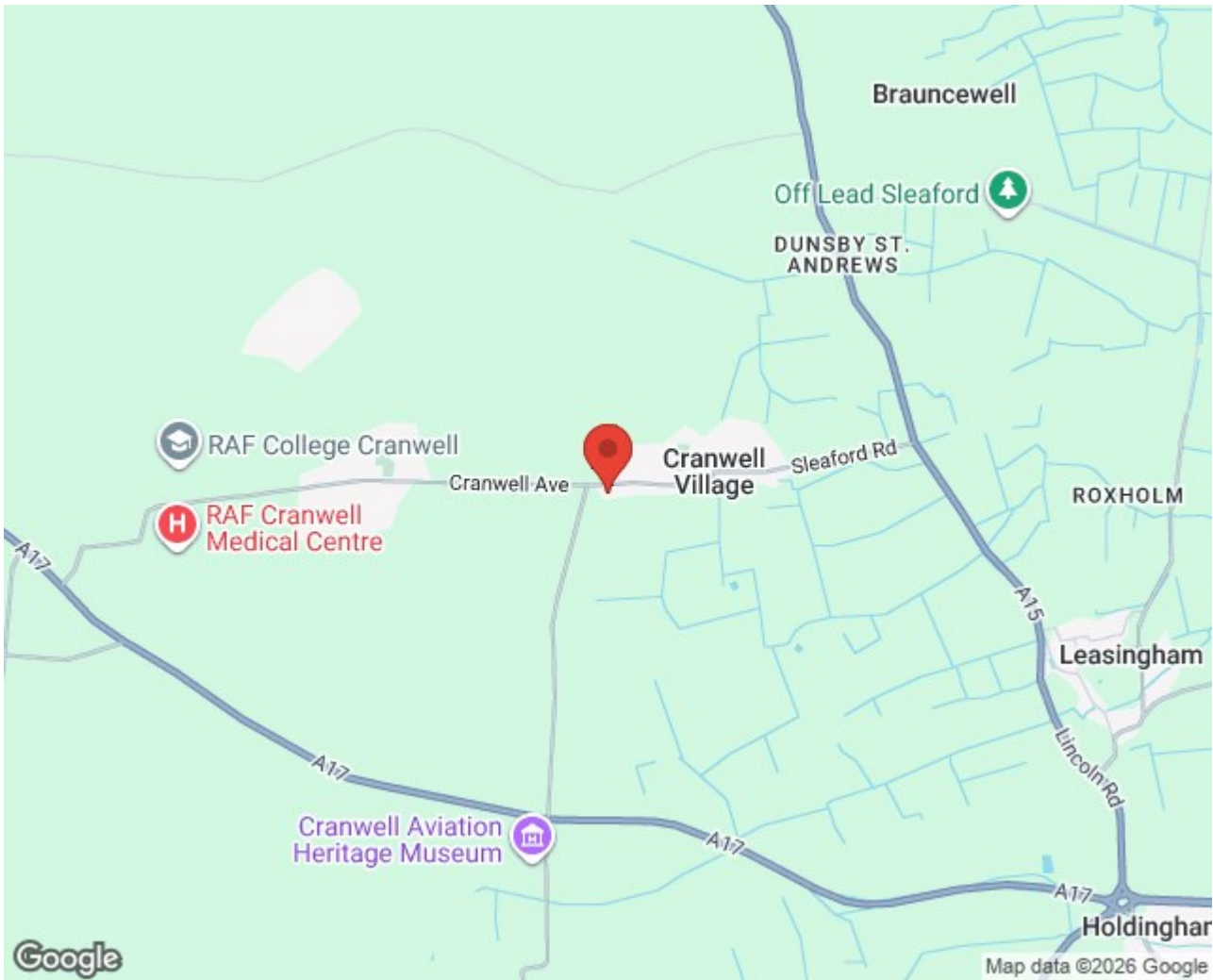
First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 sq. feet)

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
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	