

The Sidings, Cranwell Village, NG34 8FB



Asking Price £157,500 Freehold



This property comes to market with NO CHAIN and in a popular village location with an allocated parking space. The accommodation comprises lounge, kitchen/diner, downstairs W.C., two double bedrooms and a family bathroom.

Located in the village of Cranwell, this property offers easy access to Lincoln, Sleaford, Grantham and Newark. It has a primary school, village shop and other local amenities.

A viewing is a must on this property to appreciate the size and location.

Accommodation

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

Lounge

13'3" x 11'9"



Having t.v. point, Openreach point, smoke alarm, thermostat heating control, electric consumer unit and stairs to first floor landing.

Kitchen/Diner

11'9" x 9'8"



The kitchen has a range of wall and base units with rolled edge worktop over, gas hob with extractor over, electric oven, stainless steel sink with mixer tap, space and plumbing for washing machine, tiled flooring, combi boiler fitted in 2024, CO2 alarm and UPVC patio doors leading to the rear garden.

Downstairs W.C.



Having a close couple W.C., wall mounted sink with tiled splashback, vinyl flooring and an extractor fan.

Landing

Having doors off to all upstairs rooms and a smoke alarm.

Bedroom One

11'9" x 9'



This bedroom overlooks the rear garden and has a t.v. point.

Bedroom Two

11'9" x 8'7"



Having access to the loft space.

Bathroom



The bathroom has a white three piece suite comprising

of panelled bath with mixer shower tap and shower curtain rail over, close coupled W.C., pedestal wash hand basin with mirror over, partially tiled walls, vinyl flooring, shaver point, extractor fan, and ceiling spot lights.

Outside Front

To the front of the property there is a small hedge under the lounge window, outside light and paved pathway to the side of the property leading to the garden access gate. There is an allocated parking space belonging to the property in a block of parking.

Outside Rear



A low maintenance fully enclosed rear garden comprising of artificial lawned area, gravel, paved patio and outside light.

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.

Disclaimer 1

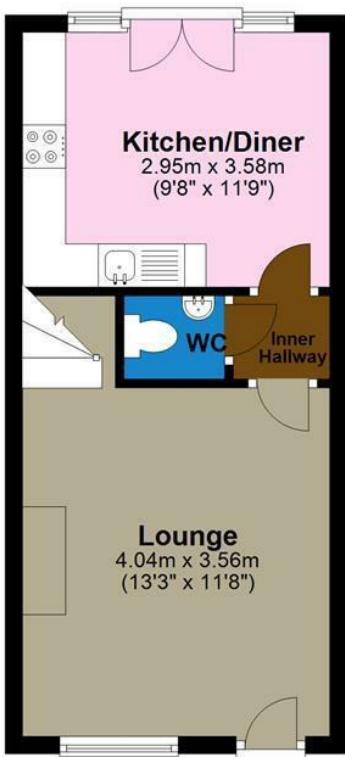
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.

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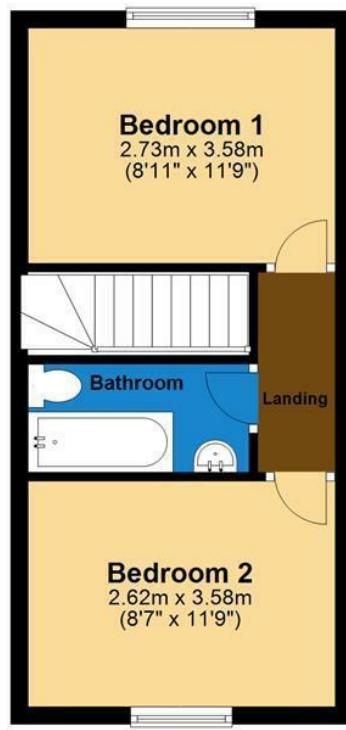
Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)

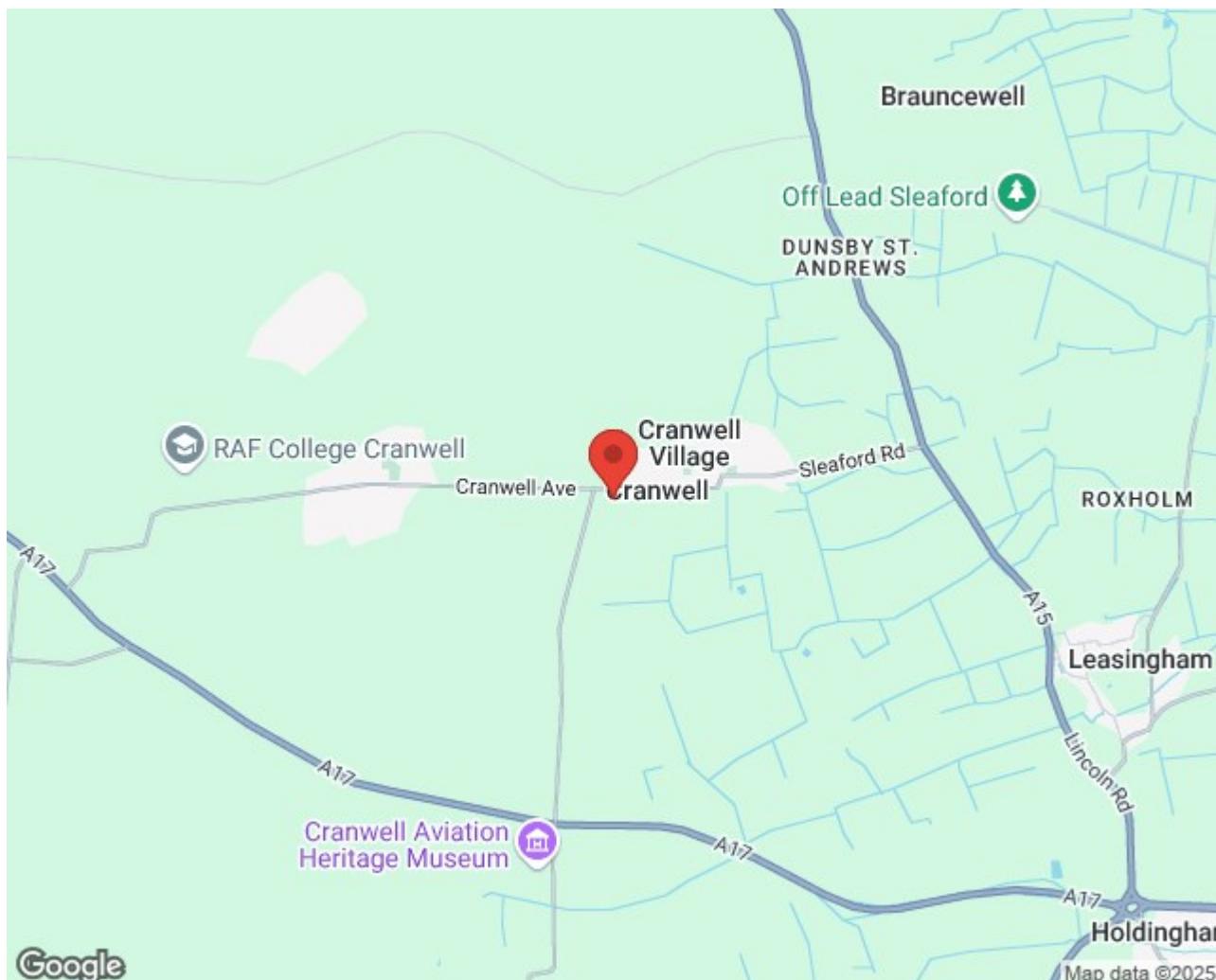


First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 57.2 sq. metres (615.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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 (CO₂) 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	