

***EDMUNDS ROAD,
CRANWELL, NG34 8EL***



New Price £230,000

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.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, turn left into the village. Take the first turning on the right into De Gaunt Drive and take the first turning on the right again into Edmunds Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Breakfast Kitchen: 5.26m (17'3") x 2.31m (7'7")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, double eye level electric oven, inset four ring electric hob with stainless steel cooker hood over, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher and radiator.

Lounge: 4.90m (16'1") x 3.76m (12'4")

Having two wall light points, coved ceiling and radiator.

Inner Hall:

Having airing cupboard housing the gas central heating boiler, loft access and smoke alarm.

Bedroom 1: 4.06m (13'4") x 2.97m (9'9")

Having French doors to the rear garden, coved ceiling and radiator.

Bedroom 2: 3.20m (10'6") x 3.12m (10'3")

Having coved, ceiling and radiator.

Bedroom 3: 2.79m (9'2") x 2.31m (7'7")

Having radiator.

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

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, double walk-in shower cubicle with mains fed shower and radiator.

Outside:

A block paved drive provides **Ample Off Road Parking** and approaches the **Single Attached Garage 6.48m (21'3") x 2.64m (8'8")** having manual up and over door, power and lighting and personal door to the rear garden. The front garden has been partially gravelled to provide further parking with a lawn area, decorative borders and mature hedging. A timber gate leads to the side garden which is laid to patio and plum slate for ease of maintenance, all enclosed by timber fencing and hedging. A wrought iron gate leads to the **Rear Garden** which is laid mostly to lawn with a patio and raised decorative bedding area, all enclosed by a combination of timber fencing and mature hedging, and a cold water tap is fitted.

Council Tax Band B.



Breakfast Kitchen



Further Aspect



Lounge

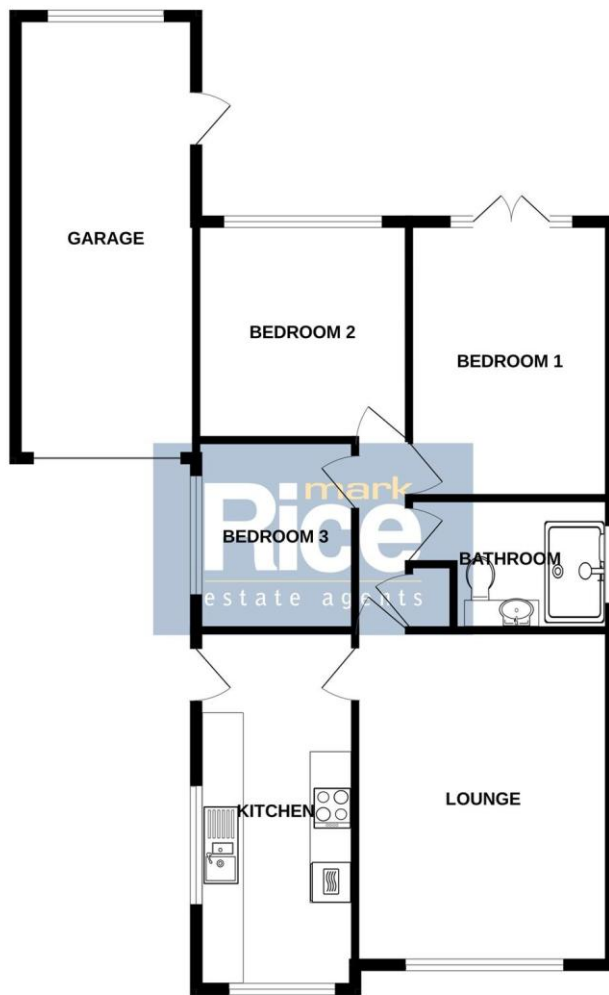


Bedroom 1



Bedroom 2

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bedroom 3



Shower Room



Rear Garden



Further Aspect



Further Aspect

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 07/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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