property details **approval form**

12 North Road, Cranwell Village, Sleaford, Lincolnshire, England, NG34 8DG
Date: 07 November 2026 **Property Ref and Version:** SNH113560 - 0007

selling your home with us!

william h brown

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£375,000

Tenure: Freehold

>> key features

- FOUR BEDROOM DETACHED HOUSE
- EN SUITE TO MASTER BEDROOM
- AMPLE DRIVEWAY PARKING
- DETACHED GARAGE
- SPACIOUS WRAP AROUND GARDEN
- IMMACULATE AND WELL PRESENTED THROUGHOUT
- EPC Rating: C

>> short description

Early viewing is essential for this four bedroom detached home situated within the sought after village of Cranwell. Boasting en suite to master bedroom, gas central heating, multiple reception rooms, driveway, garage, spacious wrap around garden and access to amenities and transport links.

>> long description

Boasting a generous plot within the sought after peaceful and rural village of Cranwell is this spacious and well presented four bedroom detached family home, enjoying local access to village amenities as well as local transport links and schooling nearby. The property in brief comprises: porch, wc, hallway, study, kitchen/breakfast room, garden room, lounge / diner, utility, four well-proportioned bedrooms with an en suite to the master bedroom and a family bathroom. Ample off road parking is accessed via a generous block paved driveway to the front which additionally provides access to the single garage and carport which has power. Being a particular feature of this property is the picturesque wrap around garden, beginning with a spacious patio area ideal for multiple outdoor seating areas, a low wall fronted area of lawn bordered by mature trees, fruit trees, vegetable beds and shrubs and a further private and south facing decking area located to the side of the garden. Early internal viewing is strongly recommended to appreciate this property in full.

>> directions

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>> Agent Note

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>> room description

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch
Wc
Hallway
Study
Kitchen / Breakfast Room
Garden Room
Lounge / Diner
Utility
Bedroom One
En Suite To Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
Garage
Outside

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>> room description

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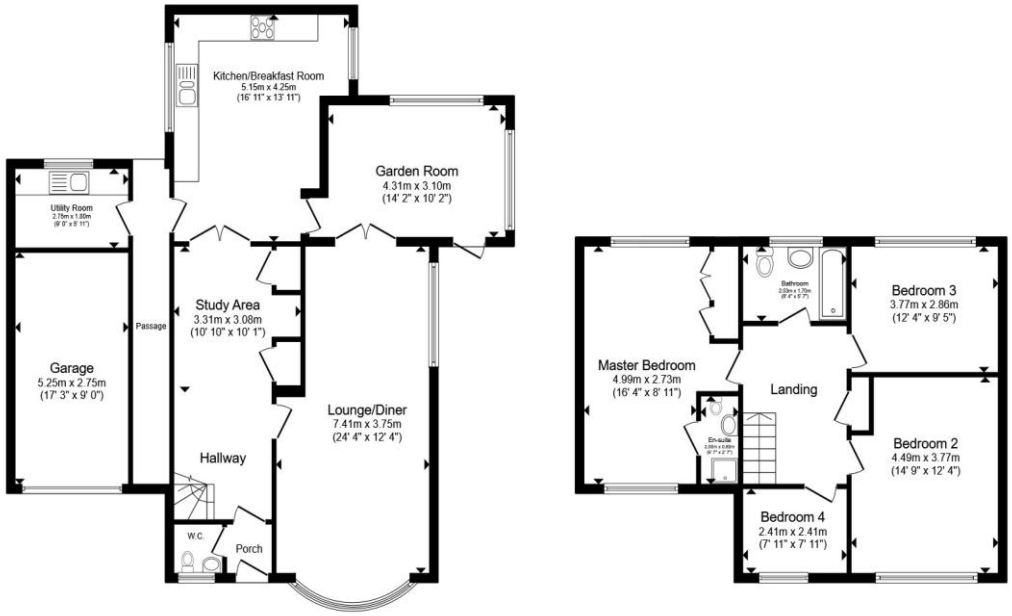




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>> floor plan



Total floor area 175.6 m² (1,890 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Marc Overton		
Mrs S. Enright		