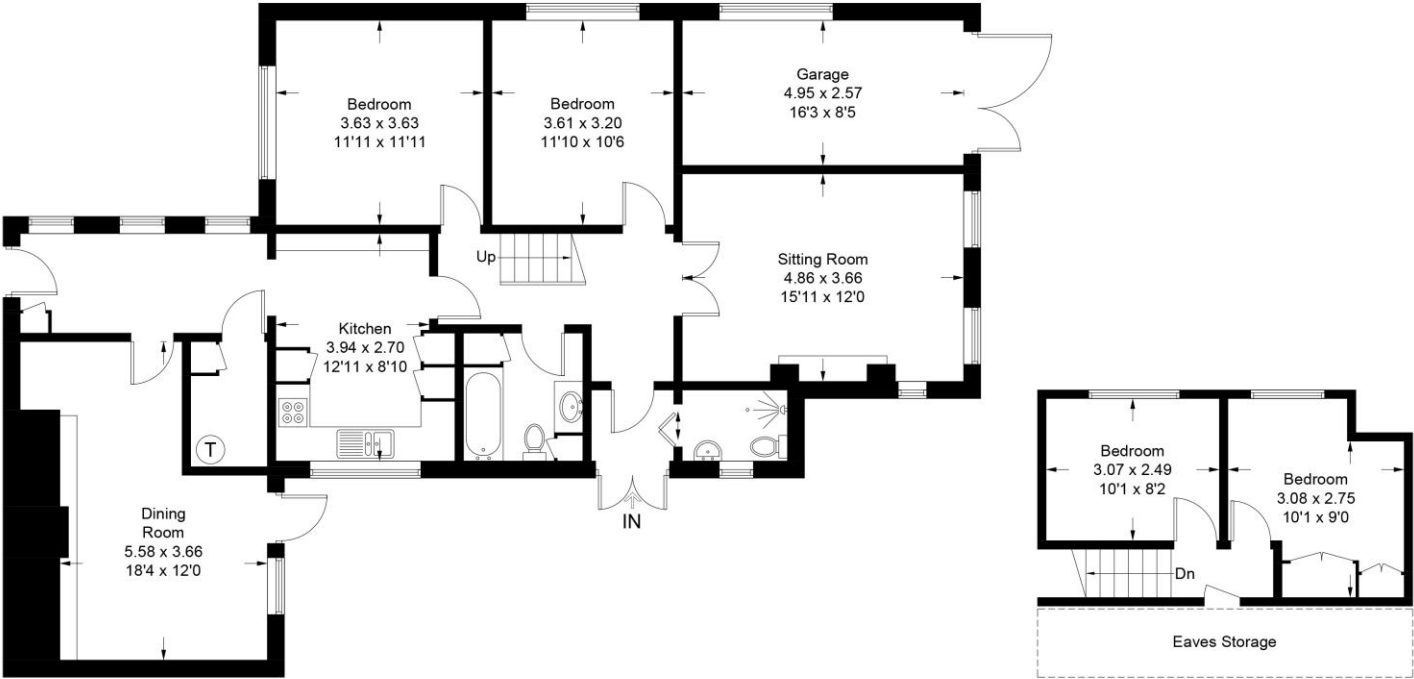


**33 Sleaford Road**

Approximate Gross Internal Area  
Ground Floor = 106.3 sq m / 1144 sq ft  
First Floor = 20.7 sq m / 223 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 139.9 sq m / 1506 sq ft  
(Excluding Eaves Storage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**33 Sleaford Road, Cranwell Village, Lincolnshire, NG34 8BU**

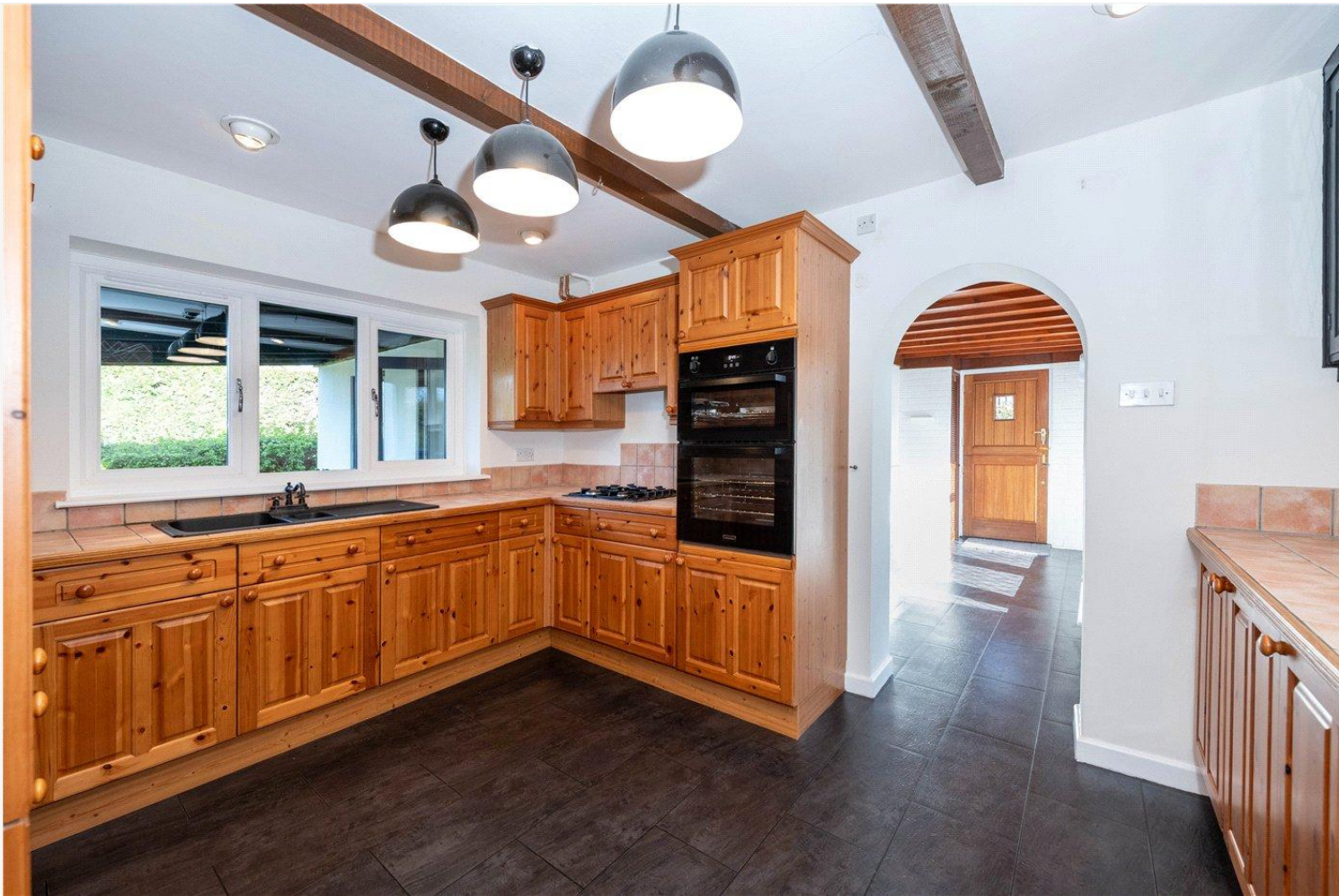
**£340,000 Freehold**

Winkworth are pleased to bring to market this beautifully presented and deceptively spacious Four Bedroom detached chalet Bungalow, located in the heart of the highly sought-after village of Cranwell.

Offering flexible accommodation across two floors and set on a generous, private plot, this unique property is ideal for families or anyone seeking a peaceful village lifestyle with modern comforts.

Four-Bedroom Detached Chalet-Style Home | Spacious And Flexible Accommodation Throughout | Well Presented Throughout | Two Ground Floor Double Bedrooms | Bright Dual-Aspect Sitting Room | Stunning Full-Width Dining Room | Private, Mature Garden With Summerhouse | Integral Garage And Ample Driveway Parking | Solar Panels For Improved Energy Efficiency





DESCRIPTION

The ground floor welcomes you with a bright and airy Entrance hall leading to a large dual-aspect sitting room with access to the garden—perfect for both relaxing and entertaining. There is a spacious and well equipped Kitchen, and a large dining room.

Also on the ground floor are two generous double bedrooms, a stylish family bathroom with bath and separate shower, and a convenient cloakroom/WC. The layout offers excellent flexibility for multi-generational living or working from home.

Upstairs, you'll find two further well-proportioned bedrooms, both with eaves storage with the potential of knocking through into the eaves space to create a dressing room and en-suite, subject to the necessary building consents.

Externally, the home is set back from the road and enjoys a wonderfully private, mature garden with a charming mix of shrubs, planting, and gravel paths. The gated driveway provides ample off-road parking, leading to an integral single garage. A delightful summerhouse adds to the charm and utility of the garden space, perfect for relaxing.



Additional benefits include gas central heating, double glazing throughout, and solar panels helping with both energy efficiency.

This truly individual home offers both space and versatility in a prime location—early viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Sitting Room - 15'11" x 12' (4.85m x 3.66m)

Dining Room - 18'4" x 12' (5.6m x 3.66m)

Kitchen - 12'11" x 8'10" (3.94m x 2.7m)

Family Bathroom

Bedroom 1 - 11'11" x 11'11" (3.63m x 3.63m)

Bedrom 2 - 11'10" x 10'6" (3.6m x 3.2m)

Bedroom 3 - 10'1" x 9' (3.07m x 2.74m)

Bedroom 4 - 10'1" x 8'2" (3.07m x 2.5m)

Garage - 16'3" x 8'5" (4.95m x 2.57m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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