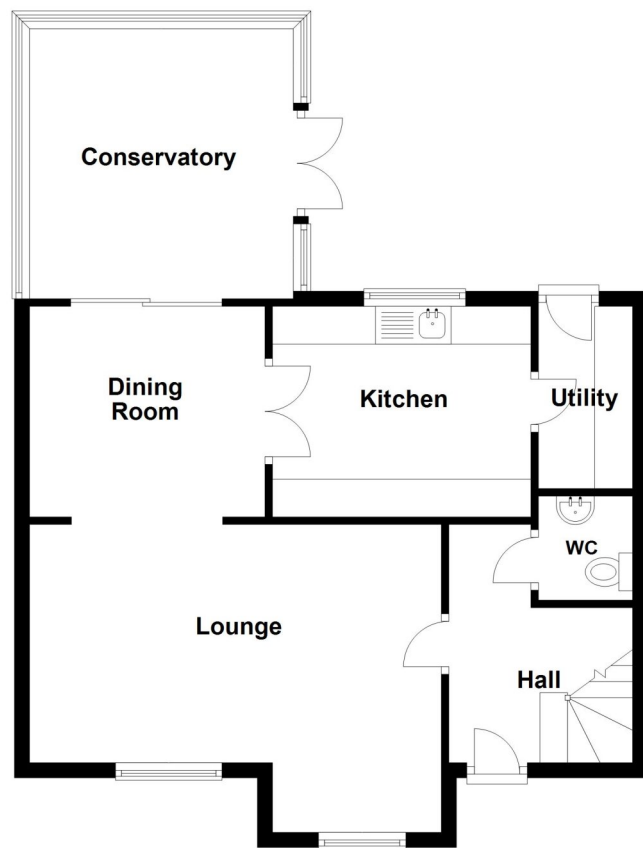
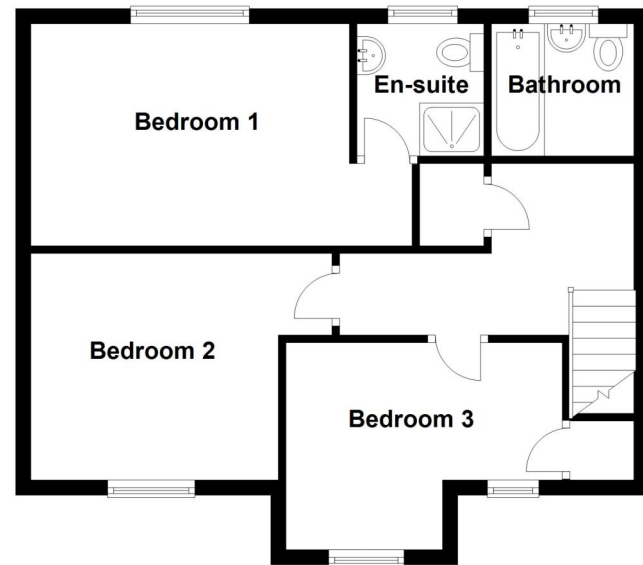


EPC TO FOLLOW

Ground Floor



First Floor



8 Bristow Road, Cranwell Village, Lincolnshire, NG34 8FG

£260,000 Freehold

NO CHAIN Winkworth are pleased to offer for sale this Three Bedroom Detached family home which benefits from no onward chain.

The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Utility Room, Downstairs Cloakroom, Three well-proportioned Bedrooms, En-Suite Shower Room, Family Bathroom & Garage.

No Chain | Popular Village | Short Distance to Local Amenities | Three Reception Rooms | Off Street Parking & Garage | Three Double Bedrooms | Spacious Accommodation | Popular Style of House | Downstairs Cloakroom | Conservatory | En-Suite to Master



Bedroom One - 14'1" x 9'11" (4.3m x 3.02m) A fantastic sized room with radiator, power points and UPVC window to the rear.

En-Suite Shower Room - Benefitting from a three piece suite comprising shower cubicle with shower over, pedestal wash hand basin with and WC.

Bedroom Two - 13'6" x 10'3" (4.11m x 3.12m) Having built in cupboard, power points, radiator and two UPVC windows to the front.

Bedroom Three - 12'8" x 10'1" (3.86m x 3.07m) Having built in cupboard, power points, radiator and two UPVC windows to the front.



Family Bathroom - Benefitting from a three piece suite comprising panel bath, pedestal wash hand basin and WC. There is a radiator, partially tiled walls, extractor fan and UPVC window to the rear aspect.

Outside - To the front of the property there is a gravelled driveway leading to the single garage and gated access to the side. There is a fully enclosed rear garden which is principally laid to low maintenance paving, numerous plants and shrubs, greenhouse, fencing to all aspects and an outside tap.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - Being approached via a glazed door to the front, radiator and staircase rising to the first floor.

Downstairs Cloakroom - Having low level w/c, hand wash basin, radiator and extractor fan.

Lounge - 17'2" x 14'3" (5.23m x 4.34m) With radiators, TV point, power points two UPVC windows to the front aspect.

Dining Room - 10'4" x 8'10" (3.15m x 2.7m) Having power points, radiator and door into the Kitchen.

Kitchen - 9'9" x 8'9" (2.97m x 2.67m) Benefitting from a range of wall and base units with work surfacing, tiled splashbacks and stainless steel sink and a range of built in appliances.

Conservatory - 11'7" x 9'5" (3.53m x 2.87m) Being of brick and UPVC construction, power points and double doors to the side.

Utility Room - 8'4" x 4'11" (2.54m x 1.5m) Having base and wall units with work surfacing, space for appliances and door to the rear garden.

