
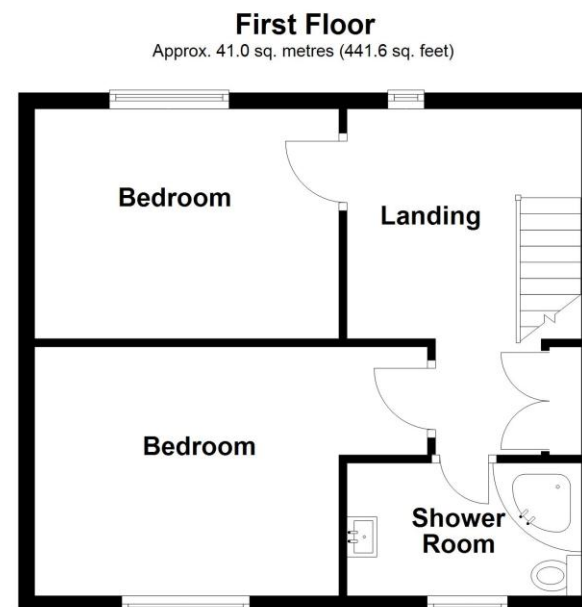
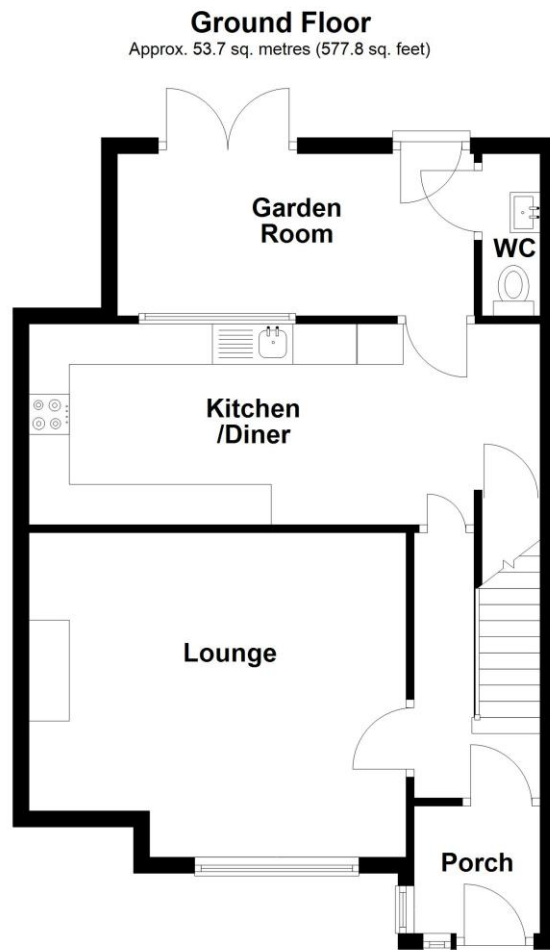


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)



15 Eastchurch Road, Cranwell, Lincolnshire, NG34 8HY

£175,000 Freehold

Winkworth are pleased to offer for sale this well presented two bedroom mid-terrace property located in the popular village of Cranwell. Extremely well presented property which has been well maintained by the current vendor, including a modern refitted Kitchen Diner and brand new Shower Room. The property benefits from an air source heat pump, solar panels and UPVC Double Glazing, making it a really efficient home with minimal energy bills. The accommodation comprises of, Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory and to the first floor are Two Bedrooms and a stunning Shower Room.

Outside there is a well maintained rear garden which is low maintenance and has a shed.

A viewing is highly recommended.

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Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any

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ACCOMMODATION

Porch - 5'6" x 5'2" (1.68m x 1.57m)

Entrance Hall

Lounge - 15'4" x 13'2" (4.67m x 4.01m)

Kitchen/Diner - 18'8" x 8'2" (5.7m x 2.5m)

Garden Room - 14'6" x 6'7" (4.42m x 2m)

Downstairs W/C - 6'9" x 2'4" (2.06m x 0.7m)

Bedroom One - 12'5" x 9'10" (3.78m x 3m)

Bedroom Two - 12'5" x 9'4" (3.78m x 2.84m)

Shower Room - 9'10" x 5'5" (3m x 1.65m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

