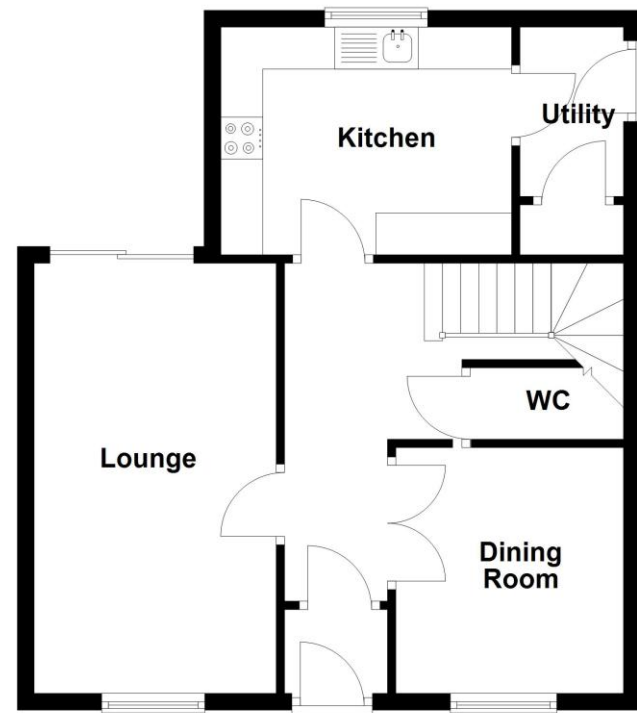


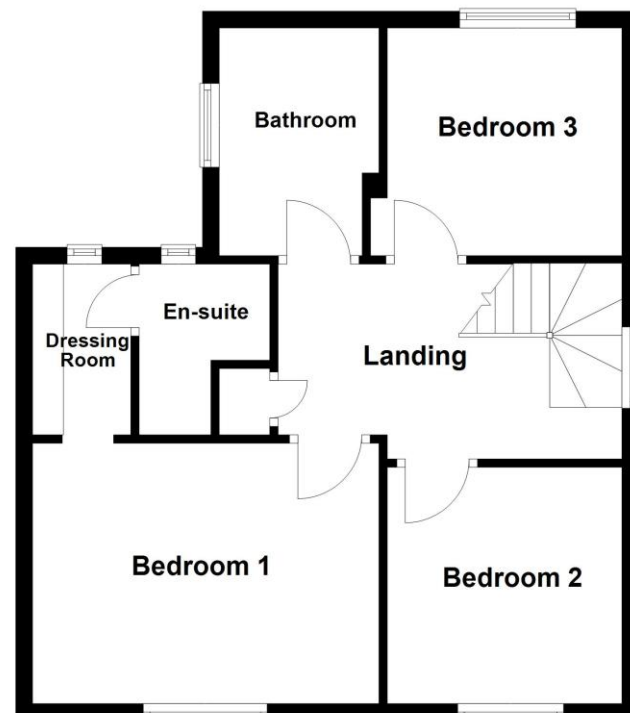
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 49.6 sq. metres (534.1 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)



19 Cherry Tree Crescent, Cranwell, Lincolnshire, NG34 8GS

£199,950 Freehold

This surprisingly spacious and well-presented Three double Bedroom Semi-Detached House is situated in the highly sought-after village of Cranwell. The property is within walking distance of both the 'Outstanding' Primary School and RAF base, making it a prime location for families and professionals alike. On the ground floor, the accommodation comprises of two reception rooms, The Lounge/Diner and Study, a Kitchen, utility room, and a Downstairs WC. Upstairs, the property offers three generously sized double bedrooms, with the master benefiting from an en-suite shower room. The family bathroom serves the remaining two bedrooms, ensuring ample facilities for the whole family. Externally, there is off-road parking for one car, a single garage, and side gate access to the South facing rear garden. A viewing is highly advised to fully appreciate the size and potential on offer!

THREE BEDROOM SEMI-DETACHED | EN-SUITE TO MASTER | THREE DOUBLE BEDROOMS | LOUNGE/DINER & STUDY | GARAGE & OFF STREET PARKING | ENCLOSED REAR GARDEN | RECENTLY RE-DECORATED | WELL PRESENTED THROUGHOUT | POPULAR LOCATION



Bedroom 2 - 9'4" x 9' (2.84m x 2.74m)

Bedroom 3 - 8'11" x 8'2" (2.72m x 2.5m)

Family Bathroom - 8'11" x 6' (2.72m x 1.83m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C



ACCOMMODATION

Entrance Hall

Lounge - 16'10" x 9'6" (5.13m x 2.9m)

Dining Room/Study - 9'7" x 8'10" (2.92m x 2.7m)

Kitchen - 11'6" x 8'11" (3.5m x 2.72m)

Utility Room - 6'8" x 4'1" (2.03m x 1.24m)

Downstairs W/C

Bedroom 1 - 12'8" x 10'2" (3.86m x 3.1m)

En-suite

Dressing Room

