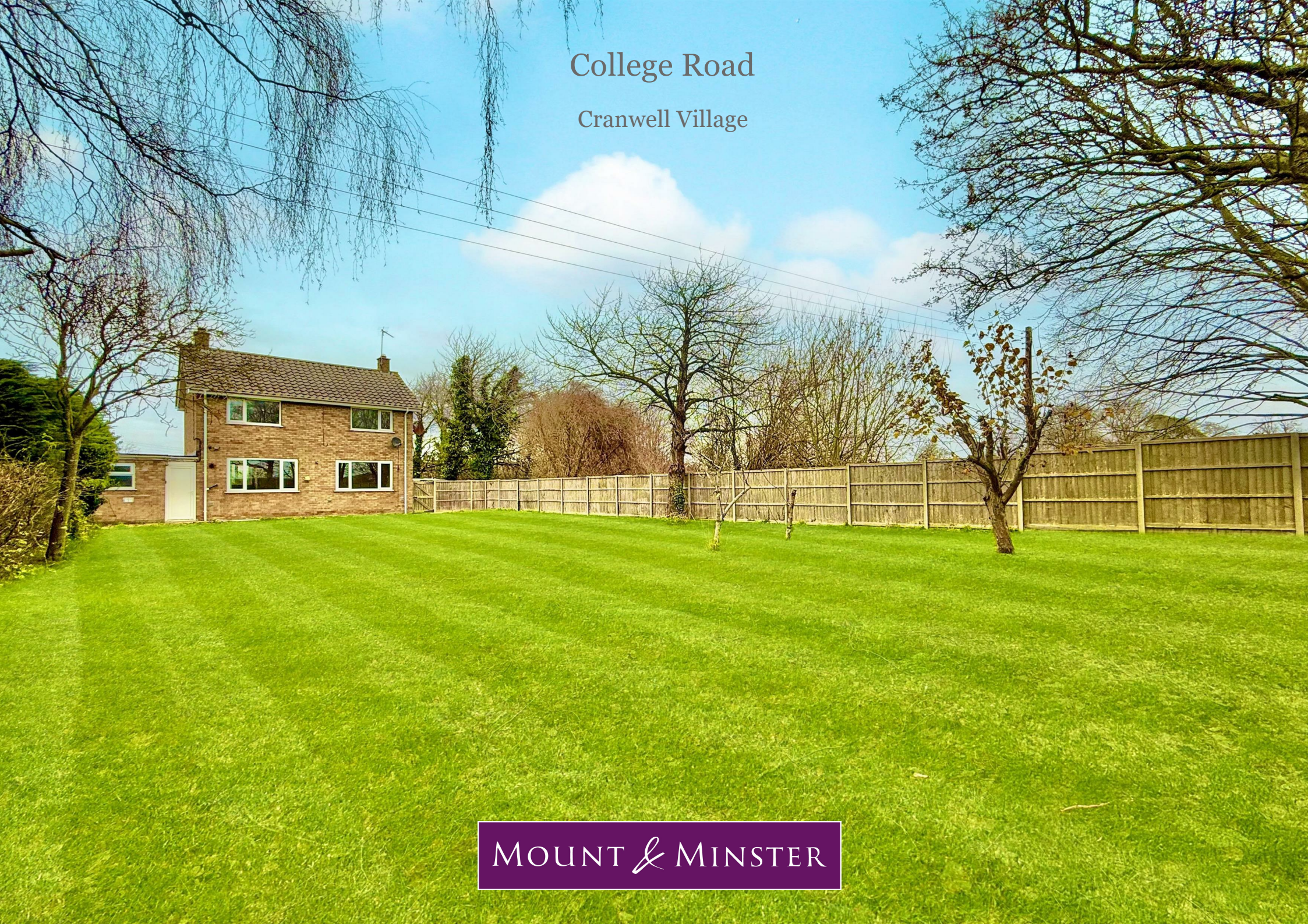


College Road

Cranwell Village



MOUNT & MINSTER







# College Road

Cranwell Village

A spacious and beautifully presented home with a considerable garden and ample private parking, situated in a private position in this popular village.

- Village Home
- Entrance Hall
  - Lounge
- Kitchen Diner
- Three Bedrooms
- Family Bathroom
- Large Driveway
- Generous Garden
- Popular Village
- No Onward Chain



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## DESCRIPTION

Tucked away on a considerable plot in a discreet setting, yet conveniently located within close proximity to local amenities in the heart of this popular village, this splendid home spacious rooms with extensive outdoor space. Accommodation briefly includes an entrance hall, a lounge looking out over the sizeable rear garden, a generous kitchen diner, a side hall, three bedrooms and a beautiful family bathroom.

## OUTSIDE

The property is approached onto a part gravel, part tarmac driveway with ample parking for multiple vehicles and direct access to the garage which can also be accessed from the side hall. A side gate leads out to the substantial garden which is predominately laid to lawn and further benefits from tress and a paved patio providing an ideal space for outdoor dining and entertaining.

## LOCATION

Cranwell benefits from some of the most iconic buildings that form part of the College. The property is within easy access to the A17 that links nearby Sleaford to Newark (direct trains to London Kings Cross), as well as the A1.

Cranwell and Cranwell Village provide a range of convenient services including a Primary School, village shop, post office, general store and newsagent. Additional services and schools can be found in nearby Sleaford, Grantham, Newark and Lincoln.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

Lincoln, only 17 miles away, is a stunning cathedral city, combining fascinating history with superb modern shopping facilities to enjoy. The University of Lincoln Campus is also located here and offers a wide range of courses.

## SCHOOLS

Cranwell has it's own Ofsted Rated 'Outstanding' primary school. Nearby Sleaford offers well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.







## SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

## ENERGY PERFORMANCE

Rating: C

## COUNCIL TAX

Band: B

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## VIEWING

By prior arrangement with the Agents: 01476 851400

## ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

## BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

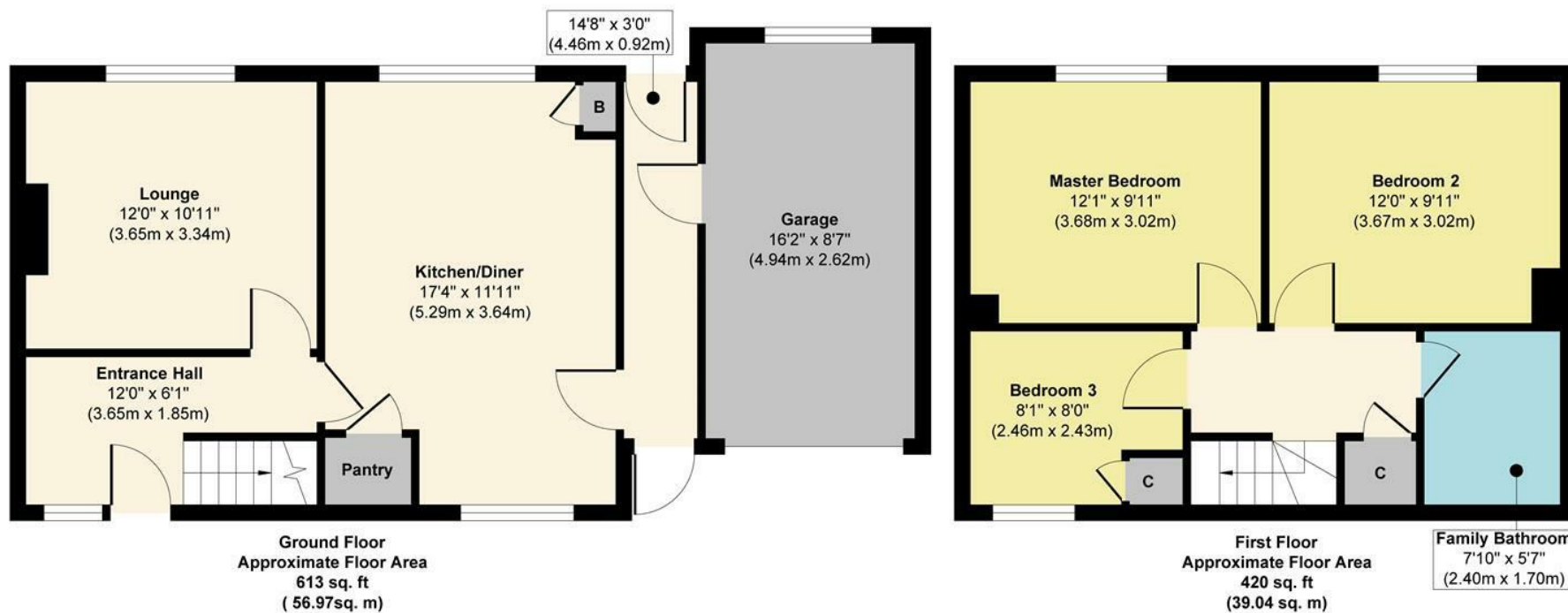








## College Road, Cranwell



**Approx. Gross Internal Floor Area 1033 sq. ft / 96.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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