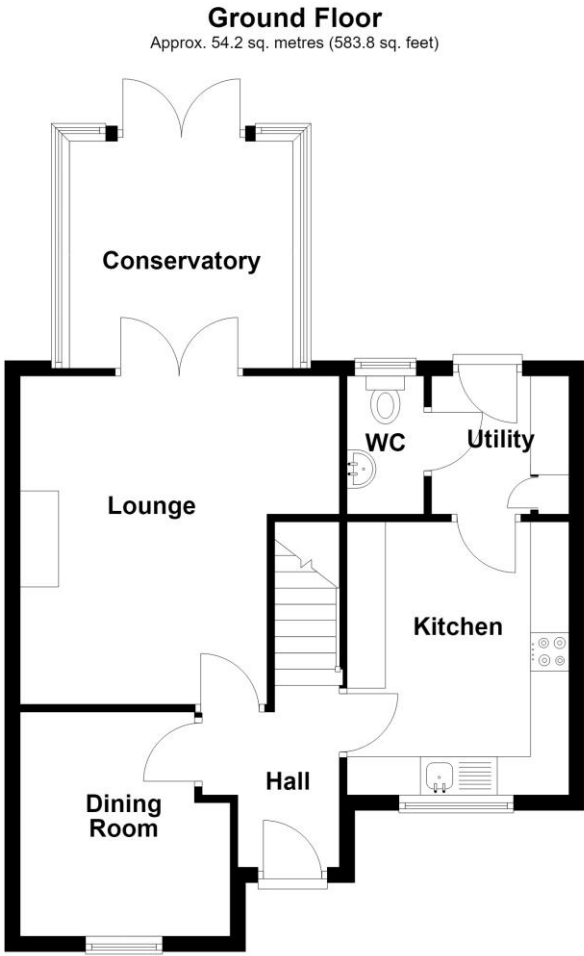


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 100.4 sq. metres (1080.6 sq. feet)



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

£250,000 Freehold

This well-proportioned three-bedroom detached home offers approximately 1000 sq ft of accommodation and provides excellent living space, including a conservatory, utility room, en-suite, detached garage and generous driveway. The ground floor is approached via an entrance hall, with a separate dining room positioned to the front of the property. The kitchen is fitted with a good range of units and work surfaces, together with integrated cooking appliances and a useful breakfast bar. From here there is access to a separate utility room, with the additional benefit of a ground-floor WC.

The lounge boasts a feature fireplace and opens directly into the conservatory. This provides a particularly useful second sitting Three Bedroom Detached Home | Approx. 1000 Sq Ft | Lounge & Separate Dining Room | Spacious Conservatory | Kitchen With Breakfast Bar | Utility Room & Downstairs WC | Master Bedroom With En-Suite | Ample Parking | Detached Single Garage | Enclosed & Private Rear Garden



The lounge boasts a feature fireplace and opens directly into the conservatory. This provides a particularly useful second sitting area, enjoying plenty of natural light and views across the rear garden, with French doors providing direct access outside.

Upstairs are three bedrooms, with the master bedroom benefiting from extensive fitted wardrobes and its own en-suite shower room. The remaining two bedrooms are served by the family bathroom, which is fitted with a three-piece suite including a bath with shower over.

Outside, a long block-paved driveway runs alongside the property, providing ample off-road parking and leading to a detached single garage. To the rear is an enclosed and established garden with patio seating areas, lawn and mature trees and shrubs.

ACCOMMODATION



Entrance Hall

Lounge - 12'6" x 10'10" (3.8m x 3.3m)

Kitchen Breakfast - 9'5" x 7'5" (2.87m x 2.26m)

Dining Room - 9'5" x 7'5" (2.87m x 2.26m)

Utility Room

Downstairs Cloakroom

Bedroom One - 10'9" x 8'8" (3.28m x 2.64m)

En Suite - 5'8" x 5'11" (1.73m x 1.8m)

Bedroom Two - 10'10" x 8'1" (3.3m x 2.46m)

Bedroom Three - 8'4" x 9' (2.54m x 2.74m)

Family Bathroom

Garage

Agents Note - The photos have been enhanced by AI and the grass on in the garden has also been artificially brightened.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C