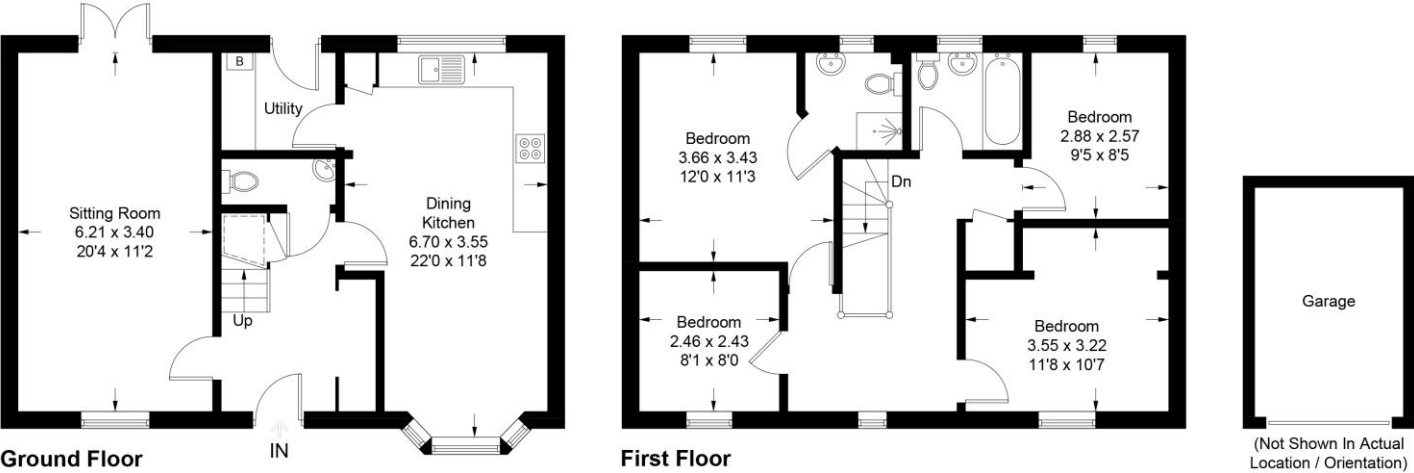


EPC TO FOLLOW

**127 College Road**

Approximate Gross Internal Area  
Ground Floor = 59.0 sq m / 635 sq ft  
First Floor = 57.8 sq m / 622 sq ft  
Total = 116.8 sq m / 1257 sq ft  
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**127 College Road, Cranwell Village, Lincolnshire, NG34 8DN**

**£270,000 Freehold**

This beautifully presented four-bedroom detached home offers generous living space, a fantastic open-plan kitchen/diner and a lovely landscaped garden.

Four Bedroom Detached | Open-Plan Kitchen/Diner With Island | Utility Room & Ground Floor WC | Two Bathrooms (Family Bathroom + Separate Shower Room) | Spacious 20ft Sitting Room | Landscaped Garden With Decked Entertaining Area | Driveway & Garage | Countryside Views | Approx. 1,100 Sq Ft





DESCRIPTION

The accommodation extends to approximately 1,100 sq ft and has been thoughtfully improved to suit modern living.

On the ground floor, you are welcomed into a hallway with stairs leading to the first floor. There is a spacious sitting room stretching over 20ft, finished with stylish panelling and wood flooring. French doors open out onto the rear garden, creating a great flow between indoor and outdoor space, perfect for entertaining.

There is an impressive open-plan kitchen and dining area with wood-effect worktops and integrated appliances. The central island provides a breakfast bar seating area, while the bay window allows plenty of natural light. There is also a separate utility room and a downstairs WC.

Upstairs, there are four well-proportioned bedrooms. The main bedroom and second bedroom are both comfortable doubles, with two further single rooms. The family bathroom is fitted with a modern white suite, including a bath with shower over. There is also an En-Suite shower room to the master bedroom.

Outside, the rear garden has been attractively landscaped and offers a raised decked seating area, paved patio and laid to lawn, all fully enclosed. The property also benefits from side access, a front garden and a parking to the rear.

Cranwell is a popular and well-regarded village offering a range of local amenities. The village benefits from a highly regarded primary school, making it an excellent choice for families.



ACCOMMODATION

Entrance Hall

Downstairs W/C

Living Room - 20'4" x 11'2" (6.2m x 3.4m)

Kitchen/Diner - 22' x 11'8" (6.7m x 3.56m)

Utility Room

Bedroom One - 12' x 11'3" (3.66m x 3.43m)

En-Suite

Bedroom Two - 11'8" x 10'7" (3.56m x 3.23m)

Bedroom Three - 9'5" x 8'5" (2.87m x 2.57m)

Bedroom Four - 8'1" x 8' (2.46m x 2.44m)

Family Bathroom

Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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