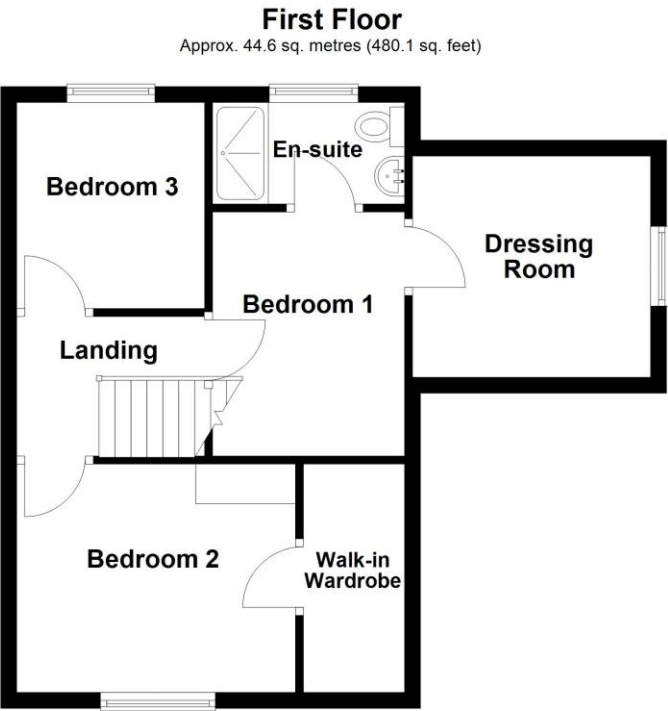
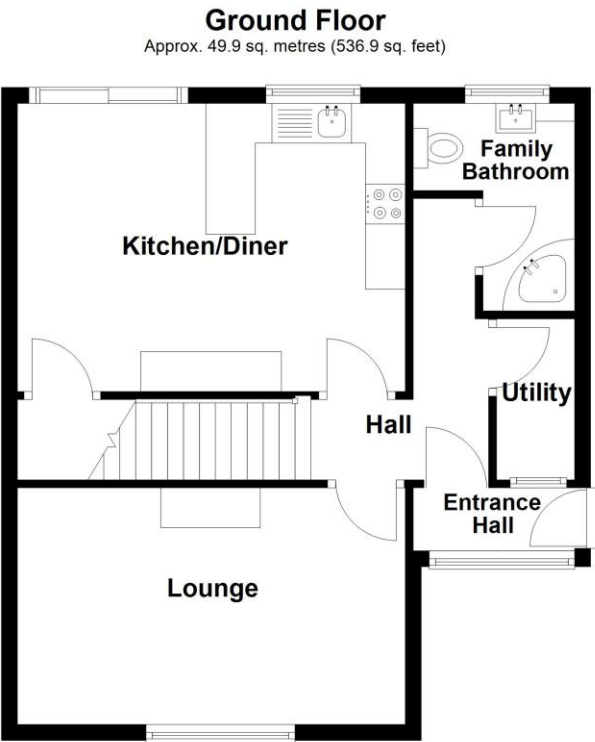


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 94.5 sq. metres (1017.0 sq. feet)



14 Thorold Avenue, Cranwell Village, Lincolnshire, NG34 8DR

£225,000 Freehold

Winkworth are delighted to offer for sale this well presented Three Bedroom semi-detached home which has been stylishly decorated and modernised throughout and offers spacious accommodation.

Spacious Lounge with Feature Fireplace | Modern Open-Plan Dining Kitchen | Utility Room | Three Well-Proportioned Bedrooms | Dressing Area/Bedroom Four | Beautifully Landscaped Rear Garden | Block-Paved Driveway | Ample Parking | Solar Panels for Energy Efficiency | Gas Central Heating | uPVC Double Glazing | Immaculately Presented Throughout



DESCRIPTION

The property includes solar panels, which are all paid for, for added energy efficiency and a beautifully landscaped rear garden, designed to create a private and inviting outdoor space that's perfect for relaxing or entertaining.

Inside, the accommodation begins with an entrance porch leading into a bright and welcoming hallway. The living room is a lovely, comfortable space with a modern colour scheme, feature fireplace and a large front window that fills the room with natural light.

At the rear, the open-plan dining kitchen is the real heart of the home. It's fitted with a range of white units and complementary worktops, with plenty of space for a family dining table. Patio doors open directly onto the garden, making it ideal for summer gatherings. A useful utility area and a spacious family bathroom with a corner bath complete the ground floor. In the kitchen there is an understairs pantry with lighting.

Upstairs, there are three well-proportioned bedrooms. The main bedroom boasts a dressing room and en-suite shower room, while the second bedroom benefits from a walk-in wardrobe. A modern shower room serves this floor.

Outside, the property enjoys a block-paved driveway providing ample off-road parking and a neat, low-maintenance front garden. The rear garden is a real highlight, being thoughtfully landscaped with patio, gravel and lawned areas surrounded by mature planting. The property has external power to the front and the rear. In the garden, there are three sheds, the largest shed is 12ft x 8ft and is fully insulated with lighting and power.



ACCOMMODATION

Entrance Porch

Entrance Hall

Dining Kitchen - 16' x 11'10" (4.88m x 3.6m)

Lounge - 15'9" x 9'8" (4.87m x 3m)

Bathroom - 9'9" x 8'6" (3.03m x 2.63m)

Utility Room - 6'5" x 5'4" (1.96m x 1.63m)

Bedroom 1 - 10' x 7'9" (3.05m x 2.36m)

En-suite - 7'10" x 4'3" (2.4m x 1.3m)

Dressing Room/Bedroom Four - 9'10" x 9'1" (3m x 2.77m)

Bedroom 2 - 11'4" x 9'5" (3.45m x 2.87m)

Walk-in-Wardrobe

Bedroom 3 - 8'6" x 7'9" (2.6m x 2.36m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

