



**149 College Road  
Cranwell Village**

## **POA**

This modern detached family home comprises of 3 bedrooms with an en suite in the master, a spacious kitchen diner, single garage with parking in front, field views to the front aspect and an enclosed lawned rear garden with decking area.



## SERVICES

All mains services available. Gas central heating.  
EPC RATING - B. Council Tax Band - C

## ENTRANCE HALL

Door to front aspect, radiator

## CLOAKROOM

Pedestal wash hand basin, low level  
WC, radiator and extractor.

## LOUNGE

15'4" max x 11'4" (4.67m max x 3.45m) With  
radiator, stairs rising to the first floor and a  
front aspect double glazed window.

## KITCHEN DINER

14'10" x 7'10" max (4.52m x 2.39m max) The kitchen  
is fitted with a range of base and wall mounted units  
with work surface and a stainless steel sink. There is an  
oven, four ring gas hob and extractor over. There is also  
a boiler, radiator, spot lighting and rear aspect French  
Door and two rear aspect double glazed windows.

## BEDROOM ONE

11'4" max x 10' (3.45m max x 3.05m) Built  
in double wardrobe, radiator and rear  
aspect window. Access to en suite.

## BEDROOM TWO

9'4" x 7'9" (2.84m x 2.36m) Radiator and  
front aspect double glazed window

## BEDROOM THREE

8'9" max x 6'11" (2.67m max x 2.11m) Radiator  
and front aspect double glazed window.

## BATHROOM

Fitted with a suite comprising bath, pedestal wash hand  
basin with mixer tap over and low level WC. Partly tiled  
walls, radiator and side aspect double glazed window.

## OUTSIDE

Fully enclosed rear garden mainly laid to lawn with a  
decking area and patio. Rear gate to parking area.

## GARAGE

The property has a single garage in a block to  
the rear with a parking space in front.

## FURTHER INFORMATION

Pets at landlords discretion, please request in advance  
as may affect deposit requested. Rent payable by  
standing order on the first of each month. Photographs  
may have been taken prior to refurbishment.



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