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Offers Over **£280,000**

QUOTE REF GB1076 - VIDEO WALKTHROUGH & KEY FACTS FOR BUYERS REPORT IS AVAILABLE ON THIS LISTING.

NO ONWARD CHAIN - A modern four-bedroom detached house situated in the popular Belton Grove development, just a short walk from Grantham town centre, Wyndham Park, and **excellent local schools**. This bright and spacious home includes an entrance hall, cloakroom, lounge, and an impressive refitted open-plan kitchen/dining room. Upstairs there are four good-sized bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing. Outside there is driveway parking, a detached garage, and generous wrap-around gardens offering privacy. A fantastic opportunity for families seeking space, convenience, and a desirable location. Viewing is highly recommended.

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1



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QUOTE REF GB1076 - VIDEO WALKTHROUGH & KEY FACTS FOR BUYERS REPORT IS AVAILABLE ON THIS LISTING - This modern four bedroom detached family home is located in the highly sought-after **Belton Grove** development, just off Belton Lane, Grantham. The property offers four well-proportioned bedrooms, spacious living areas, and a generous wrap-around garden, all within walking distance of the town centre, Wyndham Park, the River Witham and excellent local schools. With **no onward chain**, this home presents an appealing opportunity for buyers looking for a practical and stylish property in a prime residential setting.

EPC Rating: C | Council Tax Band: D | Tenure: Freehold

Accommodation

Entrance Lobby

With half glazed entrance door, cloaks hanging space and electric consumer unit.

Size: 1.2m x 2.29m (3'11" x 7'6")

Entrance Hall

uPVC double glazed box bay window to the front elevation, stairs rising to the first floor accommodation and radiator.

Size: 1.84m x 4.13m (6'0" x 13'7")

Cloakroom

uPVC obscure double glazed window to the side elevation, low level WC and wash basin.

Size: 0.88m x 2.22m (2'11" x 7'3")

Lounge

uPVC double glazed window to the front elevation, radiator, fitted gas fire, laminate flooring and glazed double doors to the dining area.

Size: 3.56m x 4.85m (11'8" x 15'11")

Kitchen/Dining Room

An impressive open-plan room refitted in recent years with an extensive range of base and wall cupboards, peninsula with electric induction hob and stainless steel/glass extractor, integrated double oven, Asterite 1.5 bowl sink with mixer tap, two radiators, spotlights, central heating control, uPVC double glazed windows to side and rear, and uPVC half glazed door to the rear.

Size: 3.9m x 5.53m (12'10" x 18'2")

First Floor Landing





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