



**34 Cottesmore Close, Grantham**  
Grantham

**£300,000**

**DavidGrace**







## 34 Cottesmore Close

Grantham, Grantham

Refurbished 3-bed detached home off Belton Lane, offering 1,700+ sq ft, two receptions, conservatory, modern kitchen, flexible rooms, landscaped garden, garage and driveway in a quiet close.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Quiet Close off Desirable Belton Lane
- Over 1,700 sq ft of Flexible Living Space
- Refurbished Throughout to a High Standard
- Modern Kitchen with New Units/Worktops
- Two Spacious Reception Rooms
- Wrap-Around Conservatory
- 3 Double Bedrooms and Additional Occasional Bedroom
- Ground-Floor Bedroom/Office and Family Bathroom
- Landscaped Garden with Summer House, Garage and Driveway
- EPC - E

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#### Entrance Hall

#### Dining Room

10' 4" x 19' 2" (3.15m x 5.85m)

#### Living Room

11' 1" x 16' 1" (3.37m x 4.90m)

#### Kitchen

8' 1" x 12' 11" (2.47m x 3.94m)

#### Bedroom 3

8' 9" x 11' 5" (2.67m x 3.49m)

#### Bathroom

6' 6" x 9' 9" (1.99m x 2.98m)

#### Conservatory

27' 11" x 16' 8" (8.50m x 5.09m)

#### Landing

#### Bedroom 1

14' 4" x 11' 9" (4.38m x 3.58m)

#### Bedroom 2

14' 4" x 11' 3" (4.38m x 3.42m)

#### Occasional Bedroom

#### WC







**GARDEN**

**GARAGE**

**DRIVEWAY**















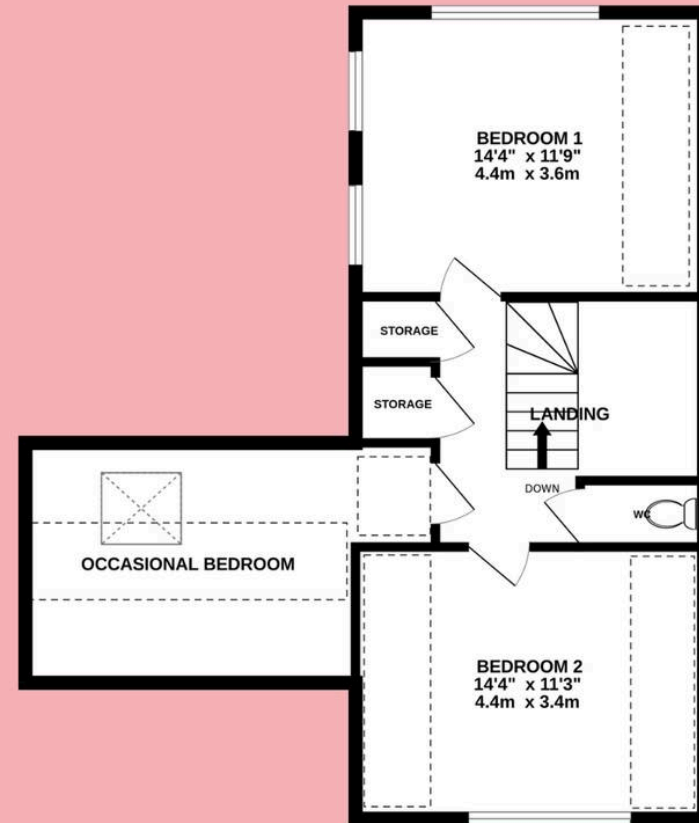
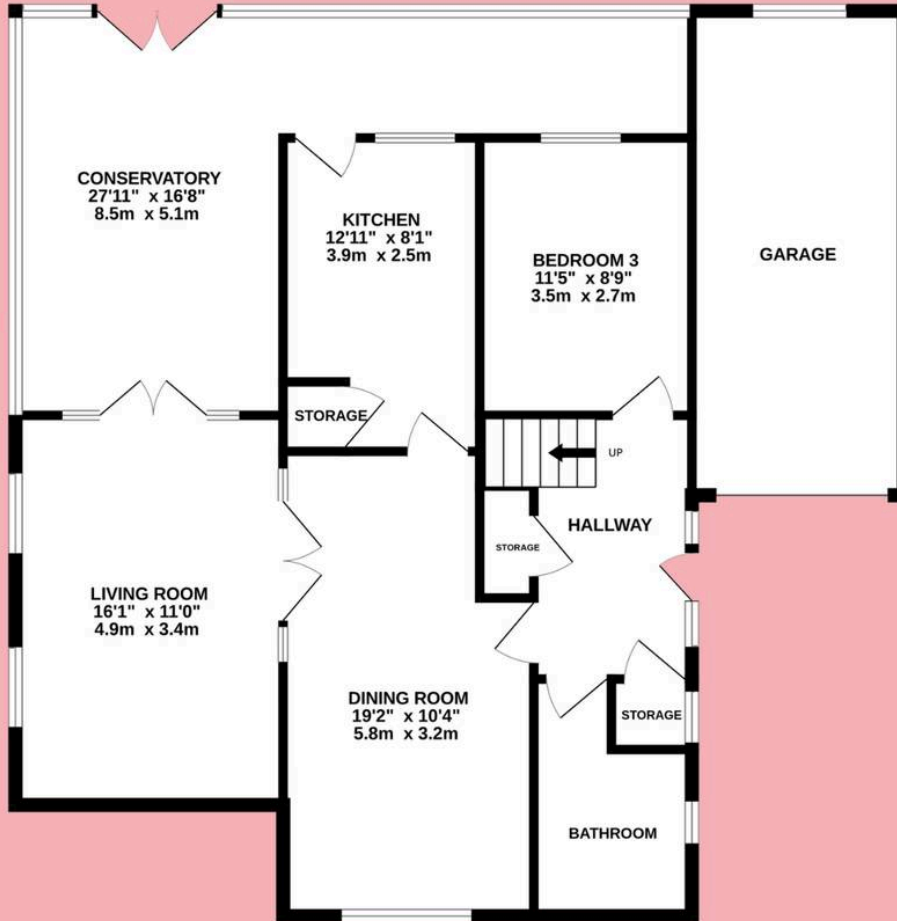


## Cottesmore Close, Grantham

Approx Internal area: 1,780 sq ft/ 165.3 m<sup>2</sup>,



**DavidGrace**  
A NEWTON FAMILY ESTATE AGENCY



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