



Connells

St. Catherines Road
Grantham



Property Description

Connells are proud to present this spacious six bedroom detached home. This impressive property boasts six double bedrooms, three en-suites and family bathroom. The ground floor offers excellent family flexible living and comprises of a downstairs bedroom and en-suite, kitchen and utility space, two impressive reception rooms; perfect for a work from home space, child's play area or a home gym. The well-proportioned lounge is flooded with light from front bay window and follows through to the dining area where the patio doors lead to the private and well-presented rear garden. Perfect for entertaining and spending time with friends and family. To the front, the gated entrance opens on the drive way offering ample parking for multiple cars. The sought after location running off London road in Grantham offers the ideal location to the centre of town, close amenities and local schools including the well thought of KKGS and Kings Grammar school, and if transport links are important, you are within 15 minutes' walk of the train station and close to the A1, ideal for travelling north and south of the country.

Entrance

To the entrance of the property is a double glazed front door which leads you in to the hallway. The hallway comprises of a large under stairs cupboard, a wall mounted radiator and has wooden laminate flooring.

Cloakroom

The cloakroom comprises of a double glazed window to the side elevation, a W/c, wash

hand basin, is fully tiled and a walk in shower with shower cubicle.

Lounge

27' 2" x 12' 3" (8.28m x 3.73m)

The lounge is an incredible family space and comprises of a double glazed bay window to the front elevation allowing plenty of natural light in, a wall mounted radiator and has wooden laminate flooring.

Dining Room

18' 6" x 12' 8" (5.64m x 3.86m)

The dining room comprises of wooden laminate flooring.

Reception Room

26' 8" x 19' 4" (8.13m x 5.89m)

The reception room is again an incredible space and comprises of a double glazed bay window to the front elevation and another two double glazed windows to the side elevation, allowing natural light in. The reception room is partly carpeted with the remainder being wooden laminate flooring, a wall mounted radiator and a door leading in to the kitchen.

Kitchen

16' 7" x 10' 8" (5.05m x 3.25m)

The kitchen comprises of a double glazed bay window to the rear elevation, a fitted kitchen with both wall and base units, work surfaces, a two bowl sink, a large gas hob and a large gas oven, space for a washing machine, a heated towel rail and has a tiled floor.

Downstairs Bedroom

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom comprises of a double glazed window to the rear elevation, a wall mounted radiator and is carpeted.

Landing

The landing is accessed from the ground floor and comprises of a wall mounted radiator and has wooden laminate flooring.

Bedroom One

23' 3" x 11' 6" (7.09m x 3.51m)

Bedroom one is a good size double and comprises of a double glazed bay window to the front elevation, fitted wardrobes, two wall mounted radiators and is carpeted.

En-Suite

The en-suite comprises of a double glazed window to the side elevation, a W/c, wash hand basin, with fitted units, a spa bath with shower over, fully tiled and has a wall mounted radiator.

Bedroom Two

13' 4" x 12' 3" (4.06m x 3.73m)

Bedroom two is a good size double and comprises of a double glazed window to the rear elevation, a wall mounted radiator and is carpeted.

Bedroom Three

12' 9" x 12' 7" (3.89m x 3.84m)

Bedroom three is a good size double and comprises of a double glazed bay window to the front elevation, a wall mounted radiator and is carpeted.

Bedroom Four

11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom four is a good size double and comprises of a double glazed window to the rear elevation, a wall mounted radiator and has loft access.

En-Suite

The en-suite comprises of a double glazed window to the side elevation, a W/c, wash hand basin, a walk in shower and has a wall mounted radiator.

Bedroom Five

7' 8" x 6' 9" (2.34m x 2.06m)

Bedroom five comprises of a double glazed window to the front elevation, a wall mounted radiator and is carpeted.

Bathroom

The bathroom comprises of a double glazed window to the rear elevation, a w/c, wash hand basin, a bath with shower over and has a wall mounted radiator.

Rear Of The Property

The rear of property definitely has the WOW factor boasting a large patio area, an ideal family space, with steps leading up to a laid to lawn space.

Front Of The Property

The front of the property is extremely well presented, with electric gates and a brick driveway.

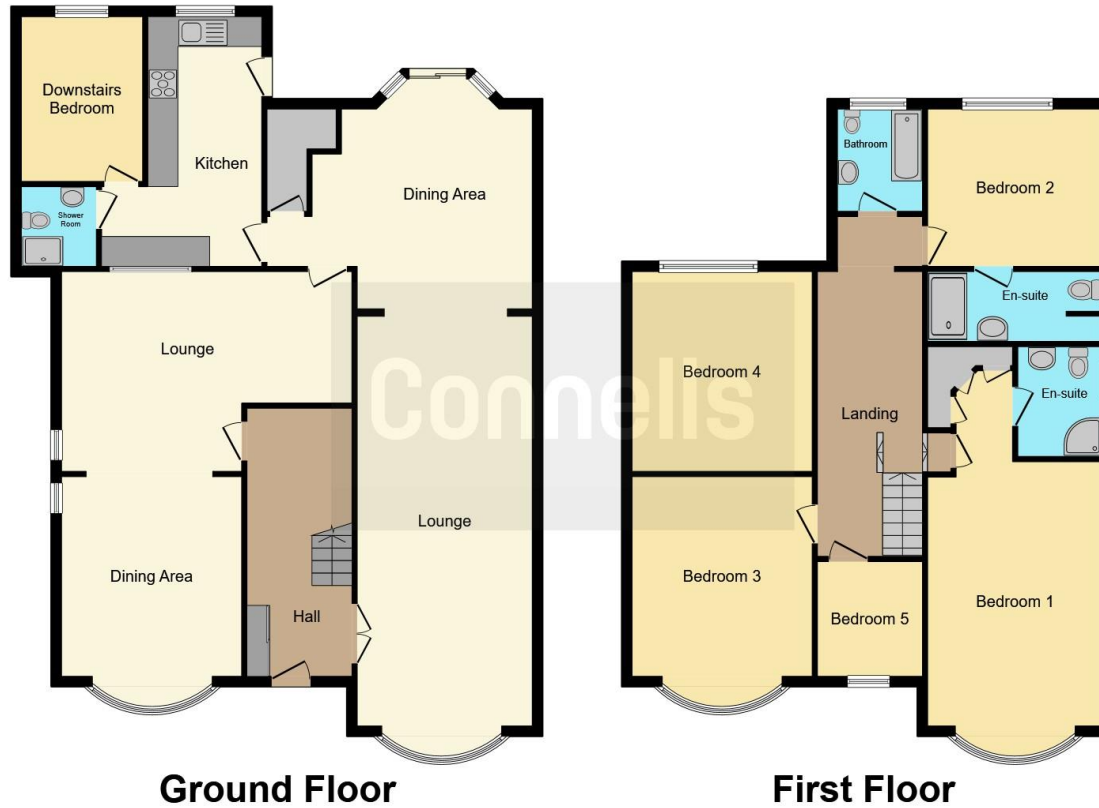
Agent Notes

Please note this property is a leasehold (5000 years from 10 March 1875) the Freehold is held by the Earl of Harrowby no funds has ever been exchanged.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM307204

This is a Leasehold property with details as follows; Term of Lease 5000 years from 10 May 1895. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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