



Connells

Arundel Drive  
Grantham



## Property Description

Connells are pleased to bring to the market this spacious and modern three bedroom, three storey semi-detached ex David Wilson family home which is perfectly located on the 'Barrowby Edge' development which has a local primary school and direct access to the A1 North/South and the A52. The property is also within walking distance to the town's full amenities such as shops, supermarkets, primary and secondary schools including both grammar schools, restaurants, bars, cinema, cafes, doctors, gymnasiums, bus & train station with direct access to London king's cross in just over an hour. The well-presented accommodation briefly comprises of entrance hall, wc, lounge and kitchen.

To the first floor the landing provides access to the second floor, two double bedrooms. The top floor boasts the master bedroom with fitted wardrobes and an en-suite shower room. Externally the property has a driveway leading to single garage and an enclosed rear garden with small patio area and gated side access.

The property has gas central heating & is upvc double glazed with several years left on the NHBC policy.

The growing market town of Grantham is located just off the A1 and can be accessed by the A52 from Nottingham. The town is linked to many cities including Peterborough and Nottingham, with London Kings Cross being approx. 65 minutes journey from Grantham Train Station. The town has a range of restaurants and cafes, clothing shops and boutiques.

**\*\*BEAUTIFULLY WELL MAINTAINED\*\*** NOT TO BE MISSED, THREE BEDROOM, THREE STOREY FAMILY HOME SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE AND EASY ACCESS TO A1 NORTH/SOUTH AND A52 MASTER WITH EN-SUITE DOWNSTAIRS W/C GARAGE AND PARKING FOR TWO CARS

## Entrance Hall

Door to front.

## Cloakroom

Laminate flooring, WC, wash hand basin, radiator and spot light.

## Lounge

15' 2" x 12' 2" ( 4.62m x 3.71m )

Measurements excluding bay window - Bay window to front and double glazed window to side, two radiators and wooden laminate flooring.

## Kitchen / Diner

15' 6" x 10' 4" ( 4.72m x 3.15m )

Double glazed window to rear and patio doors to rear - Matching high and low level storage with worktops over, integrated electric oven, gas hob and cooker hood, space for washing machine/dishwasher and fridge/freezer, wood laminate flooring, stainless steel sink/drainer with mixer tap and radiator.

## First Floor

### Landing

Storage cupboard.

### Bedroom Two

13' 6" x 8' 8" ( 4.11m x 2.64m )

Double glazed window to rear, laminate flooring and radiator.

### Bedroom Three

12' 1" x 8' 7" ( 3.68m x 2.62m )

Double glazed Bay window to front, wood laminate flooring and radiator.

### Bathroom

Double glazed window to rear, bath with shower over and glass screen, laminate flooring, tiled walls and towel rail.

## Second Floor

### Landing

Radiator and double glazed window to front.

### Bedroom One

19' x 15' ( 5.79m x 4.57m )

Measurements are maximum including stairs, en-suite and fitted wardrobes - Double glazed bay window to front, two Velux skylight windows, wood laminate flooring, built in wardrobes, radiator and loft access.

### En-Suite

Shower cubicle, WC, wash hand basin, tiled walls and heated towel rail.

### Loft Space

Part boarded, power and electric.

### Outside

### Front Garden

Tarmac driveway offering off road parking.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, decking area, small patio from kitchen/diner.

### Garage

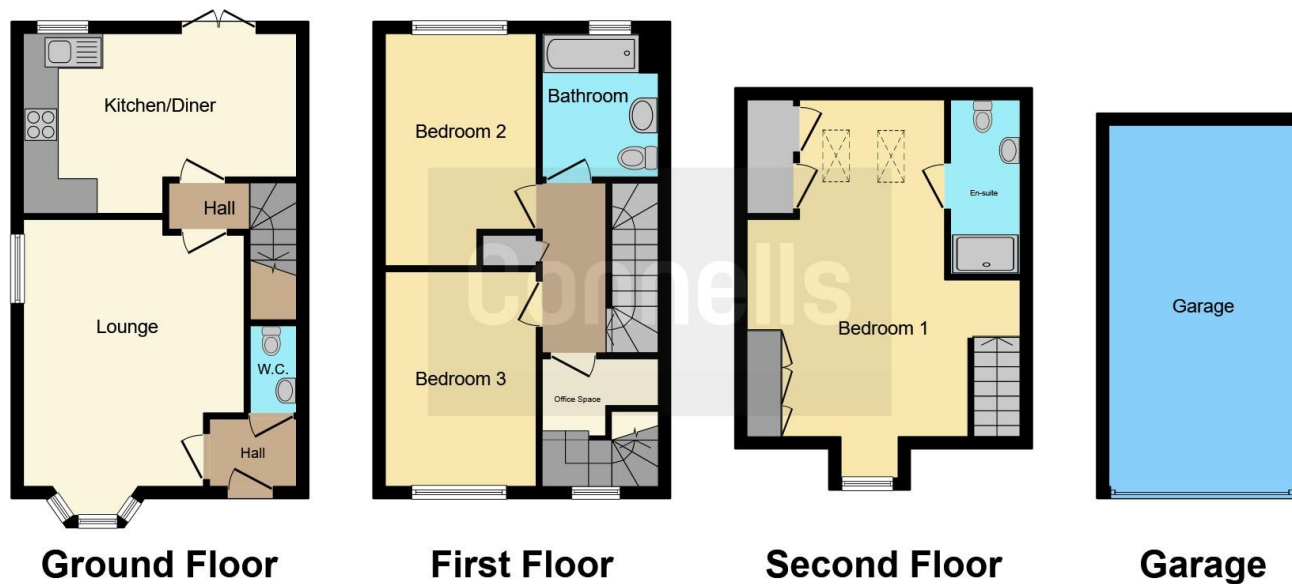
21' 2" x 10' 8" ( 6.45m x 3.25m )

Manual up and over door.









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: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM307905](http://connells.co.uk/Property/GRM307905)**



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