



**Connells**

Woodlands Drive  
Grantham



### Property Description

Connells are excited to bring to the market this well-presented four bedroom detached family home offering the perfect opportunity to make your own and subject to planning permission, has the opportunity to extend both at the rear and to the side if required. Located in a tucked away peaceful quiet cul-de-sac, this home is conveniently located for ease of access to high-quality schooling, the college and transport links. The generous accommodation comprises of a Reception Hall, Cloakroom, Study, Lounge, Conservatory, Dining room, Kitchen, Utility room and Sun Room. To the first floor, four double bedrooms, master with en-suite and family bathroom. Outside, to the rear, the gardens are impeccably maintained with a summer house, patio area and mainly laid to lawn with hedging to the boundaries flower borders stocked with shrubs and a vegetable patch. To the front, the property boasts a horseshoe driveway, parking for ample vehicles and a detached Double Garage with electric doors. Early viewing of this incredible home, and its position, is considered essential. Call now to avoid disappointment. The property benefits from having NO UPWARD CHAIN, double glazing and gas central heating. 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.

\*\*\*4 BEDROOM DETACHED FAMILY HOME\*\*\* IDEAL OPPORTUNITY TO MAKE YOUR OWN, AMPLE PARKING, DOUBLE GARAGE, SPECTACULAR REAR GARDEN, CONSERVATORY, STUDY, DOWNSTAIRS CLOAKROOM, KITCHEN & UTILITY ROOM. MUST BE SEEN TO APPRECIATE WHAT IS ON OFFER CALL NOW TO BOOK YOUR VIEWING AND AVOID DISAPPOINTMENT

### Ground Floor

#### Entrance Porch

Double glazed entrance door to the front.

#### Hallway

Wood flooring, stairs to first floor, radiator, cloaks cupboard.

#### Cloakroom

Double glazed window to the front, wash hand basin set in vanity unit, low level WC, heated towel rail.

#### Study

21' x 8' 2" ( 6.40m x 2.49m )

Double glazed windows to the front and rear, radiator, carpet flooring.

#### Lounge

20' 10" x 11' 2" ( 6.35m x 3.40m )

Doors leading to the conservatory, sliding doors leading to the dining room, gas fire place, carpet flooring.

## Dining Room

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double glazed window to the rear, carpet flooring, radiator.

## Kitchen

14' 4" x 7' 5" ( 4.37m x 2.26m )

Double glazed window to the front, a range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, double electric oven, induction hob, carpet flooring, radiator.

## Utility Room

13' 1" x 7' 5" ( 3.99m x 2.26m )

A range of wall and base units with rolled edge work surface, Belfast sink with mixer tap, tiled flooring, radiator.

## Sun Room

13' 1" x 9' 6" ( 3.99m x 2.90m )

Door to garden and side access to property.

## Conservatory

12' x 10' 1" ( 3.66m x 3.07m )

Brick base, light and power, tiled flooring, doors to patio leading on to garden.

## First Floor

### Landing

Double glazed windows to the front, storage cupboards with hot water cylinder/immersion heater, carpet flooring.

### Bedroom One

17' 5" x 8' 2" ( 5.31m x 2.49m )

Double glazed windows to the front and rear, carpet flooring, radiators.

### En-suite

Walk in shower cubicle, wash hand basin set in vanity unit, wood flooring, heated towel rail.

### Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to the rear, built in wardrobe, radiator.

### Bedroom Three

9' 10" x 9' 10" ( 3.00m x 3.00m )

Double glazed window to the rear, carpet flooring, radiator.

### Bedroom Four

11' 10" x 9' 6" ( 3.61m x 2.90m )

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the front, bath with shower over, wash hand basin set in vanity unit, low level WC, heated towel rail.

### Loft Space

Partially boarded.

### Externally

#### Front Garden

Driveway for multiple cars, laid to lawn, gated side access to property.

#### Rear Garden

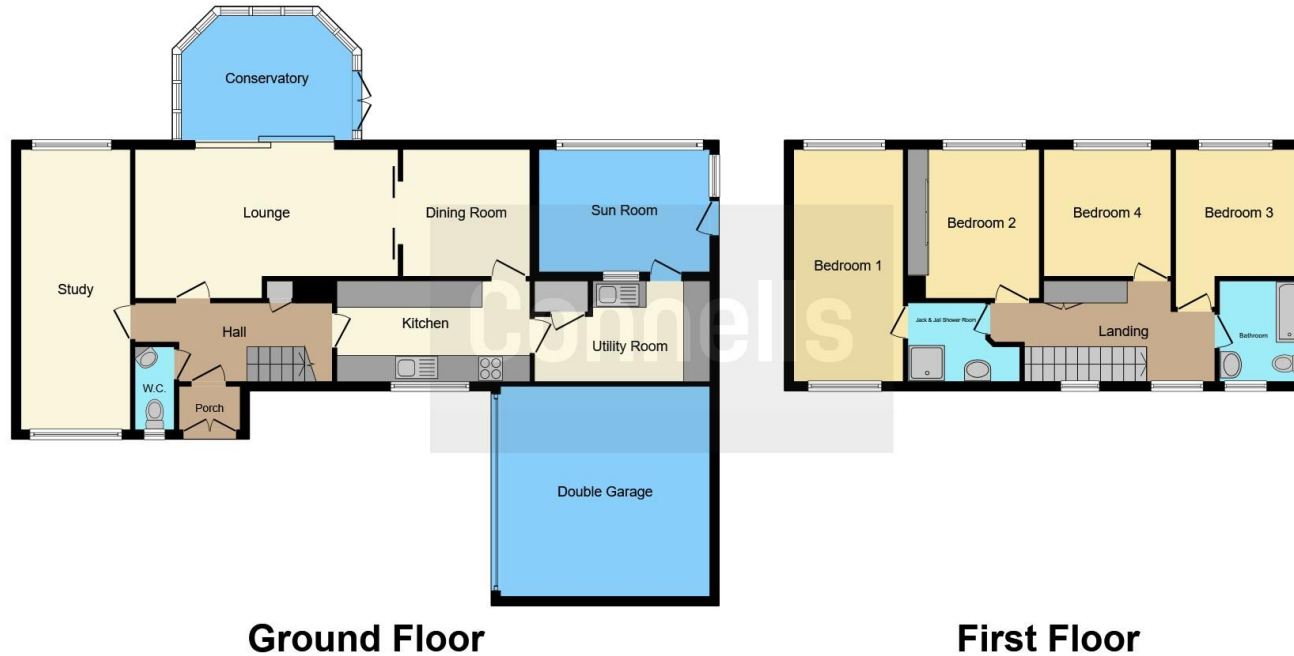
Mature rear garden with vegetable patch, patio area, summer house, path all round the property to leading to the front of the property.

### Double Garage









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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM307211](http://connells.co.uk/Property/GRM307211)**



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