



Connells

Berkshire Drive
Grantham



Property Description

A four bedroom detached family home occupying a generous and prominent corner plot within the desirable Sunningdale area of Grantham. Internally, the accommodation briefly comprises of an Entrance Hall, Downstairs WC, Lounge, Dining Room, Conservatory, Kitchen, Utility, First Floor Landing, Four Bedrooms, En-Suite to Master and a Family Bathroom. Externally, the property has ample off road parking to the front aspect leading up to the Single Integral Garage. To the rear, there has a lawned area, patio, further sun patio area and electric sun canopy, all of which is enclosed to perimeters.

Ground Floor

Entrance Hall

Lounge

14' 5" x 12' (4.39m x 3.66m)

Dining Room

10' 5" x 8' 5" (3.17m x 2.57m)

Kitchen

9' x 9' 5" (2.74m x 2.87m)

Utility Room

5' 10" x 5' (1.78m x 1.52m)

Conservatory

10' 9" x 10' 5" (3.28m x 3.17m)

First Floor

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

Ensuite

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom Three

10' 11" x 8' 3" (3.33m x 2.51m)

Bedroom Four

8' 5" x 8' 3" (2.57m x 2.51m)

Externally

To The Front

Driveway for double parking leading to garage and gravel area,

Rear Garden









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.

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EPC Rating: D

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Tenure: Freehold



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