



Connells

Beaumaris Way
Grantham



Property Description

An immaculately presented four bedroom detached family home located within one of Grantham's most exclusive locations. Internally, the accommodation briefly comprises of an Entrance Hall. Downstairs WC, Office/Study, Lounge, Kitchen/Diner, Utility, First Floor Landing, Four Bedrooms, En-Suite to Master and a Family Bathroom. Externally, the property has off road parking to the side elevation and up to the Single Garage. To the rear, there is a well maintained and attractive garden which is predominately laid to lawn.

The property is within walking distance of the wide range of amenities in the town centre. Reputable Primary and Secondary Schools, including both Grammar Schools, are easily accessible. The Train Station offers direct links to London Kings Cross in just over an hour. Commuters will appreciate the central location, enabling swift access to Lincoln, Nottingham, Leicester, Peterborough, Sheffield, and London—all within an hour's reach.

Cloakroom

Entrance Hall

Study

9' 5" x 7' 6" (2.87m x 2.29m)

Lounge

17' 7" x 12' 2" (5.36m x 3.71m)

Kitchen

20' 1" x 11' 4" (14'03 Max) (6.12m x 3.45m (14'03 Max))

Utility Room

5' 2" x 8' 4" (1.57m x 2.54m)



First Floor

Bedroom One

12' x 12' 2" (3.66m x 3.71m)

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Bedroom Three

13' 4" x 9' 4" (4.06m x 2.84m)

Bedroom Four

10' 3" x 7' 5" (3.12m x 2.26m)

Bathroom

Outside

Rear Garden

Garage

10' 9" x 20' 5" (3.28m x 6.22m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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