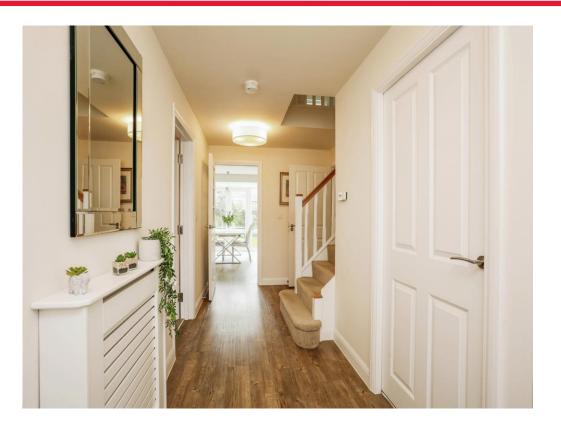


Connells

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)

Fi	rst	FI	O	or

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)

















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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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^{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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