



Connells

Wellington Drive
Grantham



Property Description

A superb detached home situated in an elevated position within the popular Eatch Development which enjoys enviable open views across the town and beyond. The property had been well maintained and offers very well proportioned and flexible family accommodation. The main living accommodation, which is at first floor level, is both light and spacious and gives far reaching views through wide picture windows. There is a nicely fitted

kitchen, utility room, a well proportioned lounge with a gas stove as the main focal point, adjoining dining room, three further double bedrooms, two stylish refitted bathrooms and a separate WC. The gardens have been recently landscaped and provide a delightful and private outdoor space. There is an integral double garage and ample driveway parking. In summary this is a fine very flexible high quality home that must be viewed to be appreciated.

Grantham has excellent amenities, including the east coast mainline train station with fast trains available to London in just over 1 hr, In addition, there are numerous schools, including The Kings Grammar School and KGGs Grammar school, a selection of supermarkets, shops, restaurants and bars.

AGENT NOTE:

Further photos and floor plan is pending

Ground Floor

Entrance Porch

Entrance Hall

Downstairs WC

Bedroom Five / Office

9' 3" x 6' 10" (2.82m x 2.08m)

Bedroom Four

13' 11" x 10' 4" (4.24m x 3.15m)

First Floor

Living Room

25' 6" x 25' 3" (7.77m x 7.70m)

Kitchen

17' 5" x 9' 6" (5.31m x 2.90m)

Rear Porch/Lobby

Utility

8' 10" x 8' 5" (2.69m x 2.57m)

Master Bedroom

14' 7" x 14' (4.45m x 4.27m)

En-Suite

9' 6" x 9' 1" (2.90m x 2.77m)

Walk In Wardrobe

Bedroom Two

11' 1" x 14' 5" (3.38m x 4.39m)

Bedroom Three

10' 8" x 14' 11" (3.25m x 4.55m)

Family Bathroom

10' 6" x 7' 5" (3.20m x 2.26m)

Separate WC

External

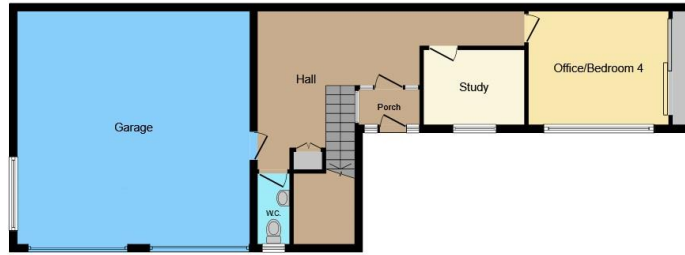
Double Integral Garage

21' 6" x 21' 3" (6.55m x 6.48m)









Ground Floor



First Floor

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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Tenure: Freehold

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