



Connells

Kedleston Road
Grantham



Property Description

Connells are delighted to offer to the market this beautifully bright and spacious four bedroom detached house. Well located for a number of amenities and transport links with easy access to Grantham Town Centre. The well presented accommodation comprises of an entrance hall, living room, open plan fitted kitchen with dining area, a separate utility room, study and WC on the ground floor. On the first floor the accommodation holds a master bedroom with en suite shower room, three further well sized bedrooms and a family bathroom. Externally the property benefits from driveway and garage to side with a generous enclosed garden to the rear. Viewing comes highly recommended. NO ONWARD CHAIN.

Ground Floor

Entrance Hall

Cloakroom

Lounge

16' 6" x 10' 8" (5.03m x 3.25m)

Study

10' 6" x 7' 11" (3.20m x 2.41m)

Kitchen / Breakfast Room

14' 6" x 9' 11" (4.42m x 3.02m)

Dining Area

10' 7" x 7' 4" (3.23m x 2.24m)

Utility Room

5' 10" x 5' 2" (1.78m x 1.57m)

First Floor

Bedroom One

13' 5" x 10' (4.09m x 3.05m)

Ensuite

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

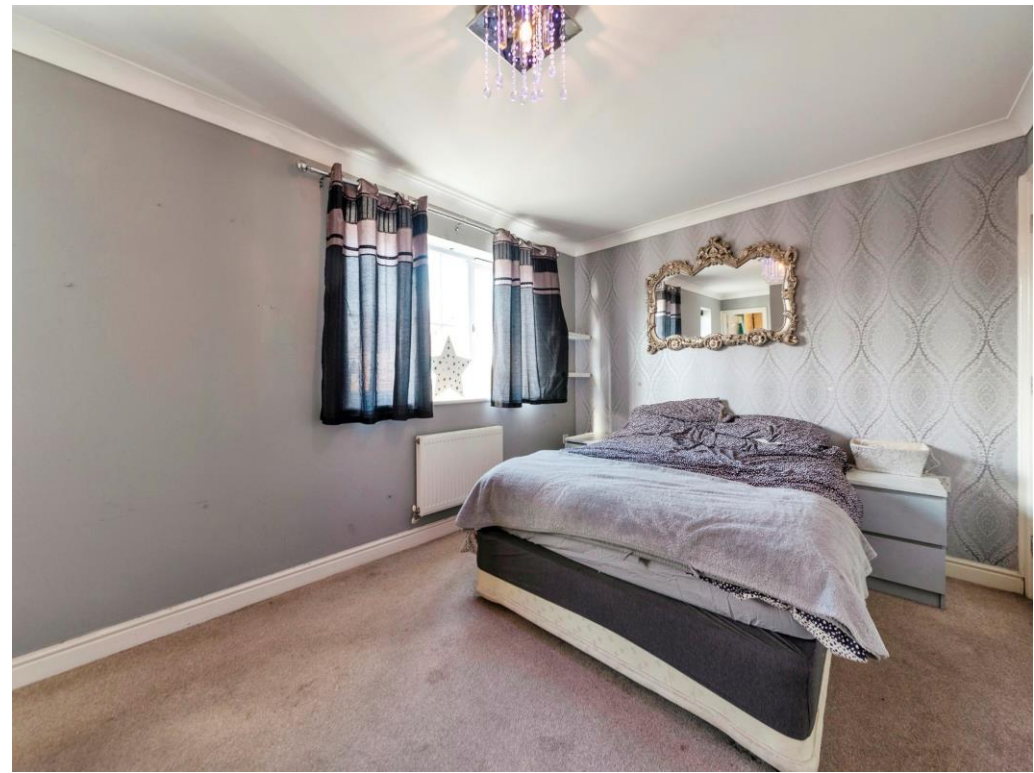
Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)

Bedroom Four

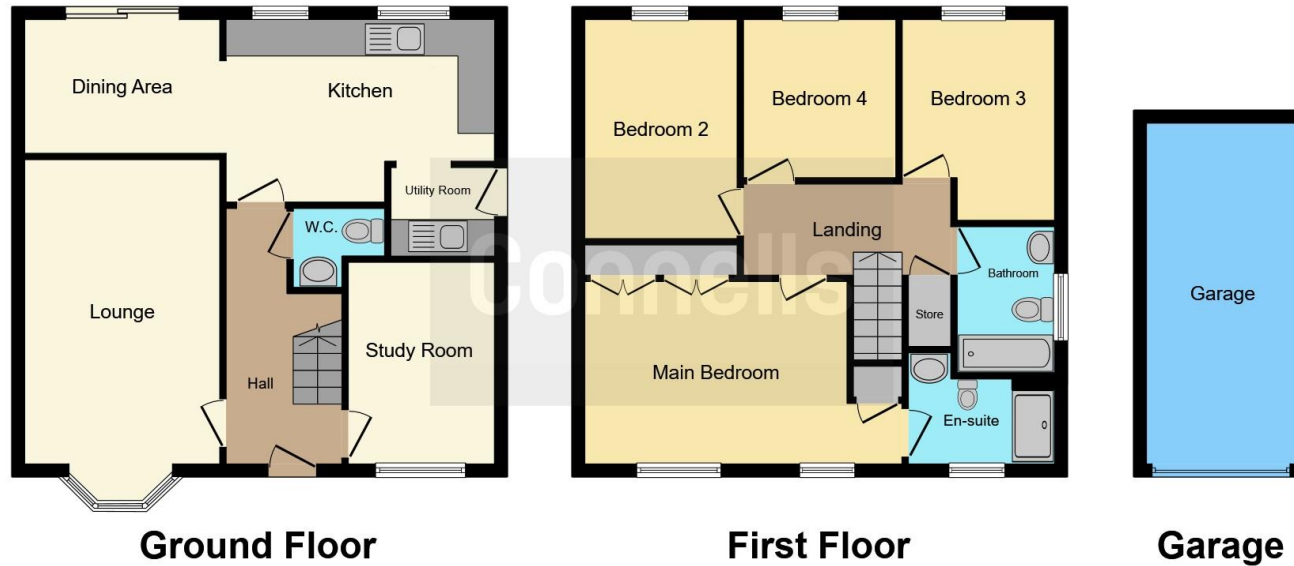
11' 8" x 8' (3.56m x 2.44m)

Family Bathroom









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

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308208



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM308208 - 0002