



Connells
FOR SALE

Connells

Balmoral Drive
Grantham



Property Description

Connells are delighted to bring to the market this stunning four bedroom detached property situated within a sort after location of Grantham. Close to the A52 this property provides access links into Bottesford and onto Nottingham. This property internally comprises of the following: Entrance Hall, Office, Living room, Kitchen, Utility Room, Downstairs WC, Four Bedrooms, En-Suite, Family Bathroom. Externally this property comprises of: Driveway, Front & Rear Gardens and a very good size Garage.

Within walking distance of Grantham Town Centre, this property provides you with everything you need to enjoy a very good size family home. Not to be missed!

Ground Floor

Entrance Hall

Lounge

17' 4" x 10' 5" (5.28m x 3.17m)

Kitchen/Diner

19' 3" x 11' 10" (5.87m x 3.61m)

Utility Room

8' 5" x 6' 1" (2.57m x 1.85m)

Cloakroom

Study

12' 10" x 8' 1" (3.91m x 2.46m)

First Floor

Landing

Bedroom One

15' 3" x 10' 3" (4.65m x 3.12m)

Ensuite

Bedroom Two

14' 3" x 8' 3" (4.34m x 2.51m)

Bedroom Three

11' 1" x 8' 2" (3.38m x 2.49m)

Bedroom Four

11' 7" x 9' 2" (3.53m x 2.79m)

Family Bathroom

Externally

Front Garden

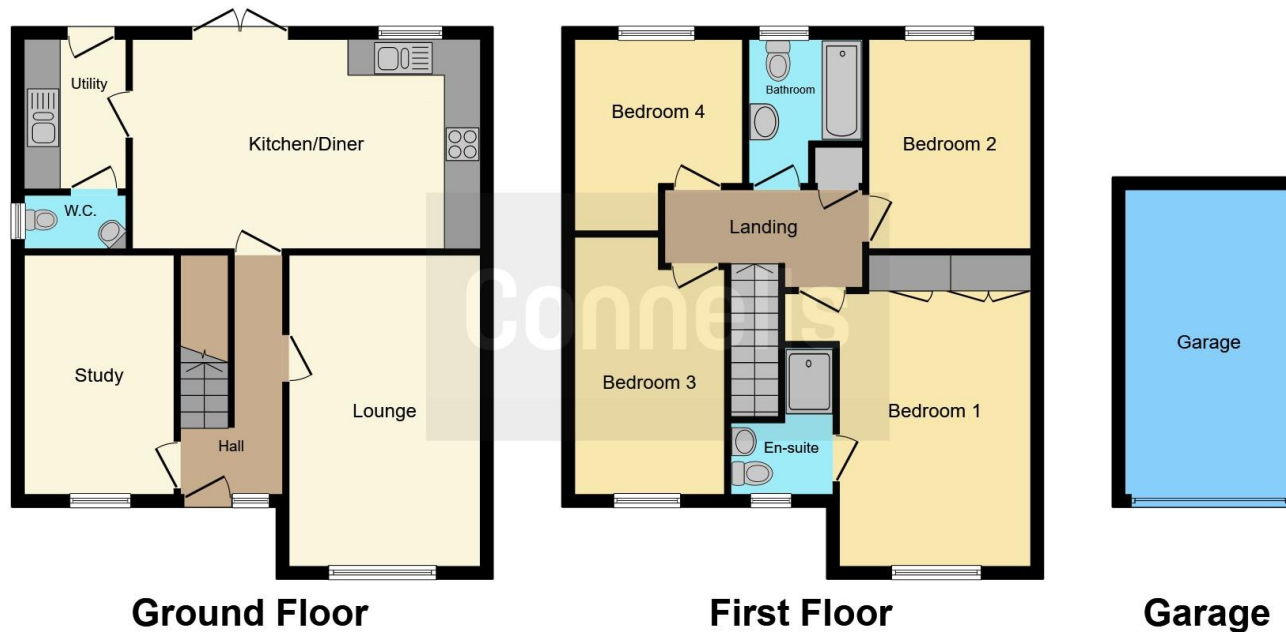
Garage And Driveway

Rear Garden









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308539



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.

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