



Connells
FOR SALE

Connells

Berkshire Drive
Grantham



Property Description

Situated close to the edge of the ever popular Sunningdale area and within easy walking distance of Belton Park Golf Club, This modern detached house stands in a corner position and offers well planned family accommodation comprising as follows: Entrance Hall, Cloakroom, Kitchen, Utility Room, Lounge, separate Dining Room, Conservatory, Master Bedroom with an En Suite Shower Room. There is a double width drive leading to an internal garage to form additional living space if required. A pleasant enclosed rear garden to enjoy a good level of privacy.

Lounge

14' 5" x 12' (4.39m x 3.66m)

With uPVC double glazed sliding patio doors to the conservatory, feature fireplace with electric coal effect fire within, coving, double radiator.

Kitchen

9' x 9' 5" (2.74m x 2.87m)

With uPVC double glazed window to the rear elevation with external electric sun shade over, a range or base cupboards and drawers with matching wall units, work surfacing with inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, integrated electric oven, space for microwave, space and plumbing for dish washer, tiled flooring.

Utility Room

5' 10" x 5' (1.78m x 1.52m)

With uPVC half double glazed door to the side elevation, work surface, wall mounted Glow-worm gas fired central heating boiler and control panel, tiled flooring, space and plumbing for washing machine, radiator, tiled splash back.

Dining Room

10' 5" x 8' 5" (3.17m x 2.57m)

With uPVC double glazed window to the front elevation, radiator and coving.

Entrance Hall

With half glazed uPVC entrance door and side panel, stairs rising to the first floor landing, radiator, alarm control panel, coving and wood effect flooring.

Cloakroom

With a 2 - piece white suite comprising low WC and corner wash handbasin, radiator and extractor fan

Conservatory

10' 9" x 10' 5" (3.28m x 3.17m)

Of dwarf brick wall construction with uPVC double glazed units above, uPVC double glazed french doors to the garden and laminate flooring

First Floor Landing

With loft hatch access. built in airing cupboard with hot water cylinder and shelving

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

With uPVC double glazed bow window to the front elevation, deep built in wardrobes, radiator and dado rail.

Ensuite

With uPVC obscure double glazed window to the side elevation, a white suite shower cubicle, handbasin and low level wc, extractor fan, shaving port, radiator, tiling to half height, electric fan heater

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

With uPVC double glazed window to the rear elevation and radiator.

Bedroom Three

10' 11" x 8' 3" (3.33m x 2.51m)

With uPVC double glazed window to the rear elevation and radiator

Bedroom Four

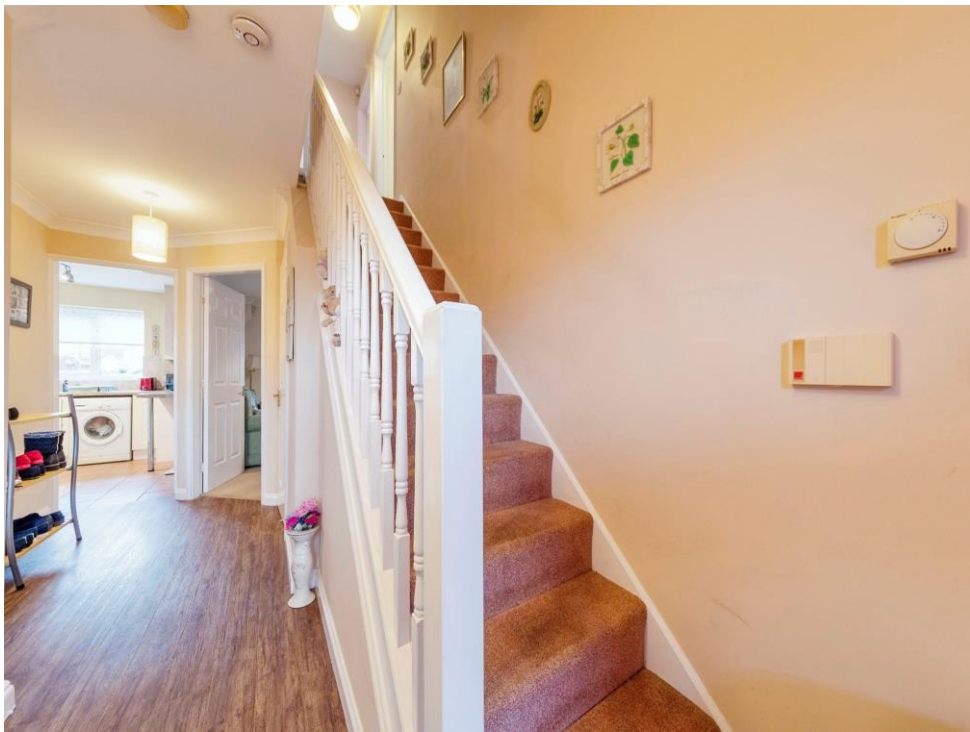
8' 5" x 8' 3" (2.57m x 2.51m)

With uPVC double glazed window to the front elevation and radiator

Outside

The house stands behind a front garden with a double width tarmac driveway for two vehicles and there is gated access each side of the house leading to the rear gardens consisting of a lawned area, patio, outside tap, fenced area









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D

view this property online connells.co.uk/Property/GRM308349

Tenure: Freehold



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