



**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**

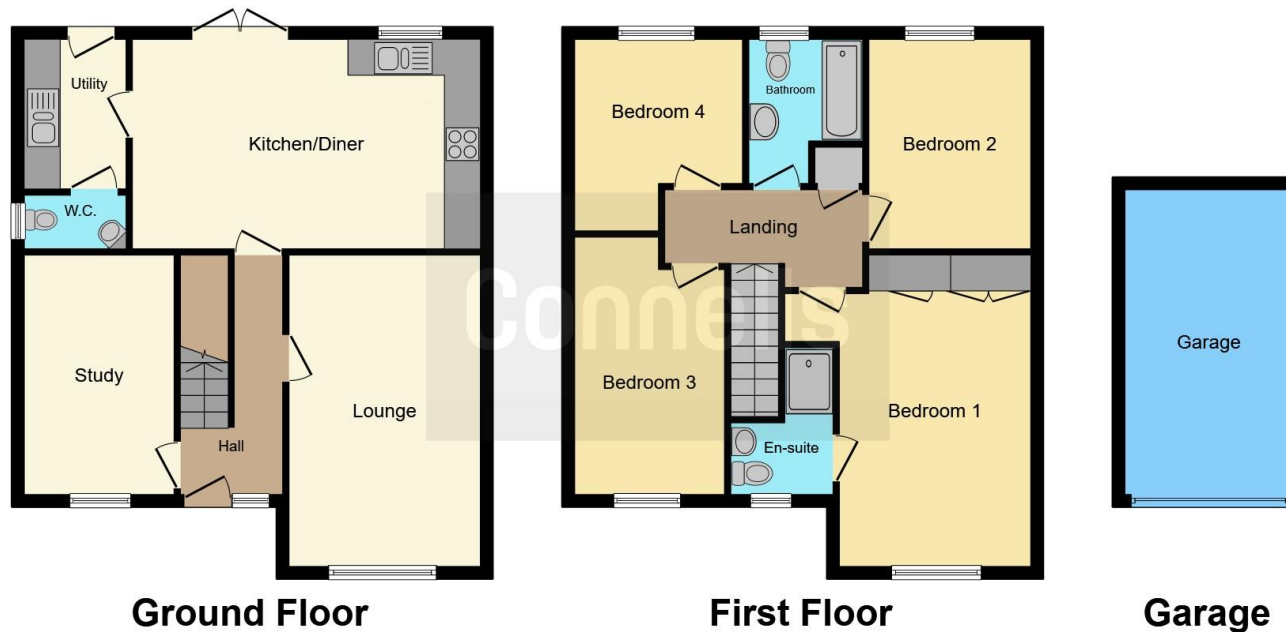
**Garage And Driveway**

**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](http://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](http://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.

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