



**Connells**

Walton Heath Close  
Grantham





### Property Description

Connells are delighted to bring to the market this stunning four bedroom detached property situated in the sort after location of Sunningdale. This property offers you not only a vast amount of space to meet your needs but character throughout

This property comprises of the following: Entrance Porch, Entrance Hall, Lounge, Kitchen Diner, Large Extension, Utility Room, Four Bedroom, En-Suite and Family Bathroom. Externally the property comprises of Front and Rear gardens.

#### Entrance Porch

11' 1" x 5' 8" ( 3.38m x 1.73m )

#### Entrance Hall

16' 8" x 5' 9" ( 5.08m x 1.75m )

#### Lounge

16' 5" x 10' 10" ( 5.00m x 3.30m )

#### Kitchen/ Open Plan Dining Room

20' 3" x 9' 11" ( 6.17m x 3.02m )

#### Utility Room

6' 8" x 5' 5" ( 2.03m x 1.65m )

#### Downstairs Wc

5' 5" x 2' 9" ( 1.65m x 0.84m )

#### Conservatory

11' 9" x 9' 2" ( 3.58m x 2.79m )

#### Bedroom 1

13' 4" x 7' 7" ( 4.06m x 2.31m )

#### Bedroom 1 En Suite

4' 11" x 4' 2" ( 1.50m x 1.27m )

#### Bedroom 2

10' 11" x 9' 10" ( 3.33m x 3.00m )

#### Bedroom 3

8' 6" x 8' 2" ( 2.59m x 2.49m )

#### Bedroom 4

13' 4" x 8' 8" ( 4.06m x 2.64m )

#### Bathroom

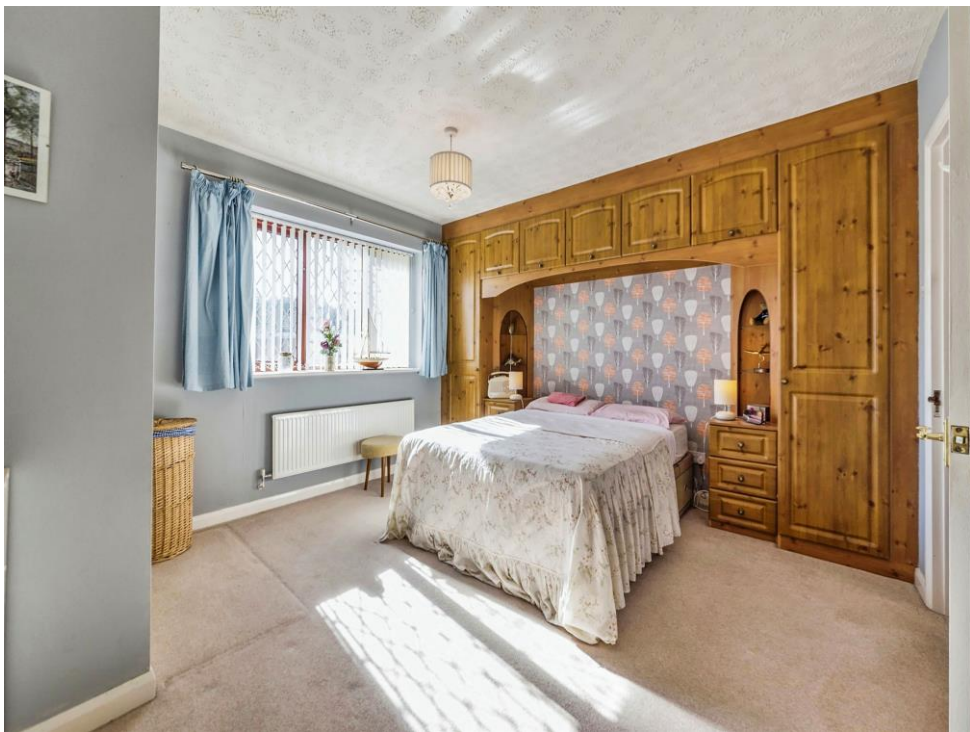
6' 7" x 6' 6" ( 2.01m x 1.98m )

#### Extension

10' 8" x 10' 5" ( 3.25m x 3.17m )













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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308619](http://connells.co.uk/Property/GRM308619)**



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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