



Connells

Beaumaris Way
Grantham



Property Description

Connells are delighted to bring to the market this stunning four-bedroom semi-detached property situated in a sort after area of Grantham. Not only does this property provide you with stunning character throughout but offers you a very high market well-presented family home. With stunning features throughout, this property offers you high quality quartz worktops in the very spacious kitchen diner area, very modern lighting fixtures and fittings with patio door access leading to the very modern rear garden, The rear garden offers luxury porcelain tiles and a family friendly seating area, this garden is not to be missed. Internally this property offers you a separate utility room leading from the kitchen. The hallway leads onto a very good size lounge area perfect for the family with a stunning bay window situated to the front of the property. The ground floor also provides you with a downstairs WC and a very good size office room to provide space and comfort. The first floor offers you a very well-presented good-sized landing leading onto the family bathroom, including high quality tiles surround a very good size bath and a separate shower. Four very good size double bedrooms with the master bedroom offering you a sizeable EN-Suite. This property is by far one of the best on the market right now and is worth taking a look. Call us today to book your viewing and avoid disappointment!

Entrance Hall

12' 2" x 8' (3.71m x 2.44m)

Lounge

17' 9" x 12' 2" (5.41m x 3.71m)

Kitchen

20' 1" x 10' 4" (6.12m x 3.15m)

Utility

8' 4" x 5' 2" (2.54m x 1.57m)

Downstairs Wc

5' 2" x 5' 1" (1.57m x 1.55m)

Office

9' 5" x 7' 8" (2.87m x 2.34m)

Landing

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom 1

12' 11" x 12' 1" (3.94m x 3.68m)

Bedroom 1 En Suite

7' 6" x 4' 3" (2.29m x 1.30m)

Bedroom 2

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom 3

13' 4" x 9' 4" (4.06m x 2.84m)

Bedroom 4

12' 1" x 9' 3" (3.68m x 2.82m)

Bathroom

10' x 7' 7" (3.05m x 2.31m)









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

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EPC Rating: B

view this property online connells.co.uk/Property/GRM308641

Tenure: Freehold



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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Property Ref: GRM308641 - 0004