



Connells

Kingscliffe Road
Grantham



Property Description

Connells are delighted to bring to the market this very well presented four bedroom property situated in a sought after location of Grantham. Internally this property offers you, Entrance hall, Lounge, Kitchen, Dining Room, Bedroom, Utility, Downstairs shower room. Family bathroom and four good sized bedrooms. Externally the property offers you a double driveway and a very large rear garden. Within walking distance of two sought after local schools including The Priory Ruskin Academy secondary school and Cliffdale Primary School. The Property is also with a two minute walk to local shops.

Ground Floor

Entrance Hall

8' 4" x 3' 1" (2.54m x 0.94m)

Lounge

16' 3" x 9' 10" (4.95m x 3.00m)

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)

Utility Room

7' 5" x 6' 6" (2.26m x 1.98m)

Bedroom One

15' 11" x 7' 10" (4.85m x 2.39m)

Shower Room

6' 11" x 4' 3" (2.11m x 1.30m)

First Floor

Bedroom Two

9' 5" x 7' 10" (2.87m x 2.39m)

Bedroom Three

10' 11" x 8' 10" (3.33m x 2.69m)

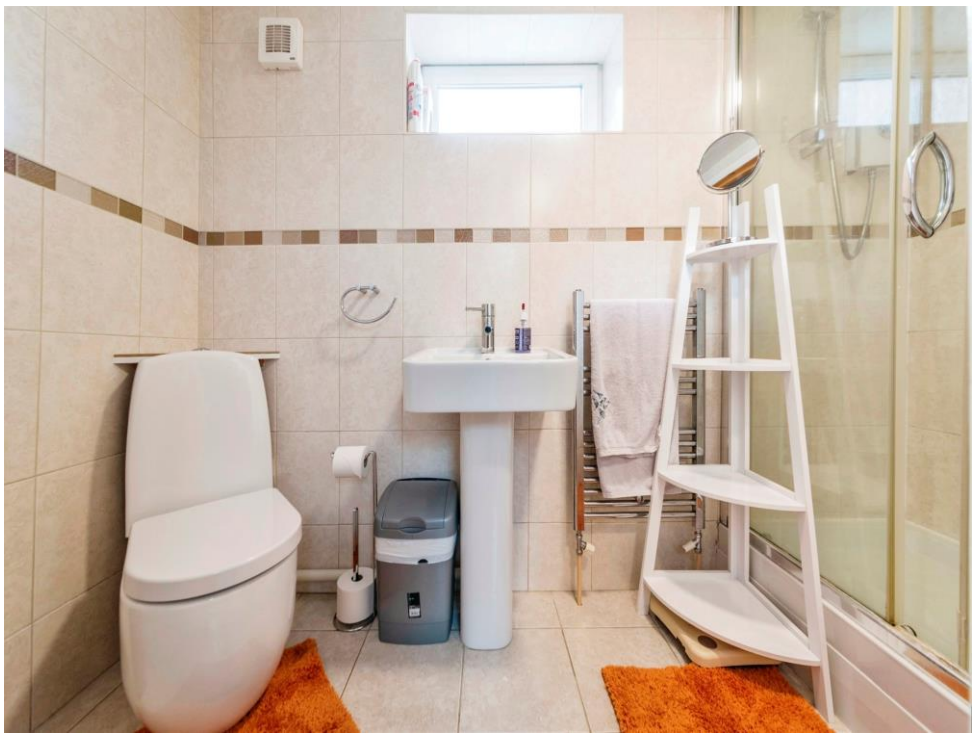
Bedroom Four

15' 2" x 6' 5" (4.62m x 1.96m)

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)









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: D

view this property online connells.co.uk/Property/GRM308628

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.

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