



**Connells**

Kedleston Road  
Grantham



Kedleston Road  
Grantham NG31 7FH

for sale offers in excess of  
**£290,000**



### Property Description

Connells are delighted to bring to the market this stunning four bedroom detached property situated in a sort after area of Grantham. Offering ample space throughout this property is not to be missed. Internally the property comprise of an entrance hall, dining room, office, lounge,kitchen, family bathroom and three very good bedrooms Externally this property offers you a very well presented and designed rear garden offering a great space to entertain and enjoy family time. To the rear of the property there is also a very good size driveway leading onto a large garage suitable for a vehicle.



**Ground Floor**

**Entrance Hall**

**Office**

**Lounge**

14' 1" x 12' ( 4.29m x 3.66m )  
Window to the rear, Patio doors to the rear,  
Radiator and carpet

**Dining Room**

10' 1" x 9' 2" ( 3.07m x 2.79m )  
Window to the front and a radiator

**Kitchen**

9' 4" x 8' 6" ( 2.84m x 2.59m )  
Window to the rear, Gas hob, Tiled flooring,  
Door to the rear garden

**First Floor**

**Bedroom One**

10' 4" x 9' 3" ( 3.15m x 2.82m )

**En Suite**

6' 3" x 4' 1" ( 1.91m x 1.24m )

**Bedroom Two**

9' 6" x 8' 9" ( 2.90m x 2.67m )

**Bedroom Three**

9' 6" x 7' 7" ( 2.90m x 2.31m )

**Bedroom Four**

8' 4" x 7' 2" ( 2.54m x 2.18m )

**Outside**

**Rear Garden**

**Garage**

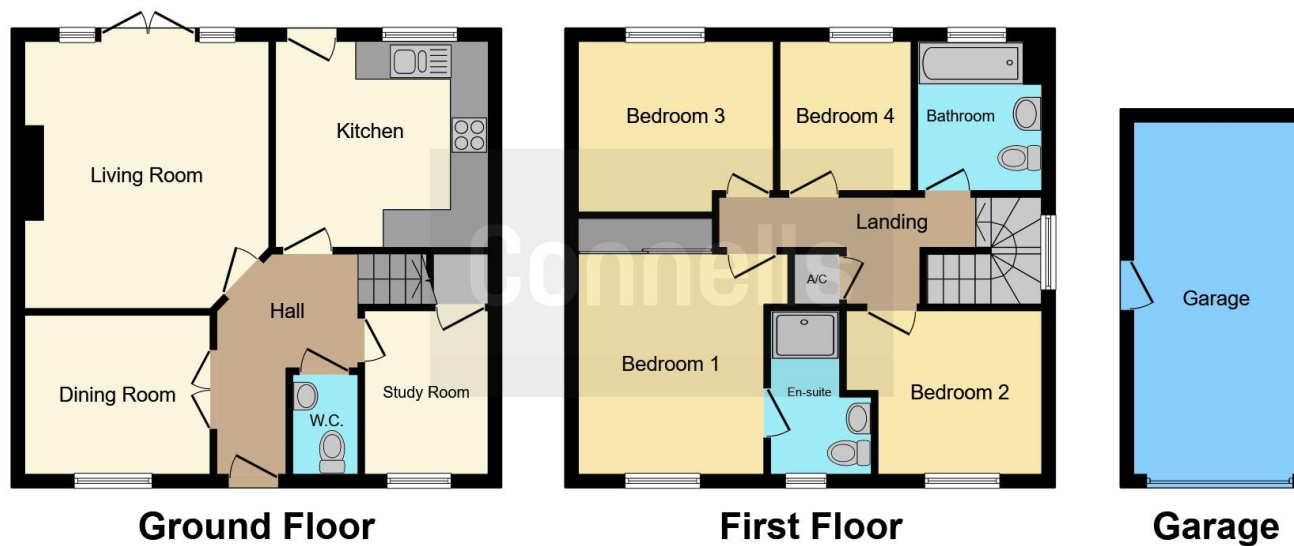












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

**view this property online [connells.co.uk/Property/GRM308726](http://connells.co.uk/Property/GRM308726)**

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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