



Connells

Sudbury Road
Grantham



Property Description

Connells are pleased to bring to the market this well-presented three story much loved family home, built by Persimmon Homes and brand new in 2015, is this immaculate townhouse that offers plentiful space and storage for the family to enjoy and is set over three floors. The accommodation comprises of entrance hall, cloakroom, kitchen diner, lounge, FOUR BEDROOMS, with fitted wardrobes, En-suite to second floor master bedroom and a family bathroom. The property also has the advantages of UPVC double glazing and gas fired central heating. There is the opportunity to park in front of the nearby garage, to the front alongside a garden whilst to the rear, there is an enclosed garden.

The growing market town of Grantham is located just off the A1 and can be accessed by the A52 from Nottingham. The town is linked to many cities including Peterborough and Nottingham, with London Kings Cross being approx. 65 minutes journey from Grantham Train Station. The town has a range of restaurants and cafes, clothing shops and boutiques. With local schooling including the highly regarded Kings School & KGGS

Entrance

The property can be accessed through a partially glazed front door that leads to the entrance hall. The entrance hall includes stairs to the 1st floor, understairs storage cupboard, wall mounted radiator and has new karndean flooring.

Cloakroom

The cloakroom includes a front-facing obscured window, WC, corner wash hand basin and wall mounted radiator.

Lounge

16' 3" x 11' 6" (4.95m x 3.51m)

The lounge features French doors that open out to the rear garden, additional window to rear, wall mounted radiator and continuation of the new karndean flooring.

Kitchen/Diner

16' 3" x 9' 2" (4.95m x 2.79m)

The Kitchen/ Diner includes a large bay window to the front aspect and fitted kitchen with Amtico flooring, a range of wall and base units with work surfaces above. The room is equipped with an integrated gas hob, integrated electric oven, integrated fridge freezer, integrated dishwasher, inset sink, space and plumbing for washing machine,

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom two is a double bedroom. The room features a rear-facing window, double built-in wardrobes, wall mounted radiator and is carpeted.

Bedroom Three

Bedroom three is a double bedroom. The room features a front-facing window, double

fitted wardrobe, wall-mounted radiator, and is carpeted.

Bedroom Four

8' 3" x 6' 8" (2.51m x 2.03m)

Bedroom four is a versatile room that can be used as a comfortable single bedroom, home office, or dressing room. The room features a rear - facing window, a wall-mounted radiator, and is carpeted.

Family Bathroom

The family bathroom features a modern 3-piece suite that includes a WC, a full-size panel bath with a shower over, wash hand basin, wall-mounted radiator and obscured front-facing window.

Bedroom One

20' 9" x 10' 4" (6.32m x 3.15m)

Bedroom one is a comfortable double bedroom with ensuite. The room features dual aspect windows to front and rear, double fitted wardrobe, wall-mounted radiator and is carpeted.

Ensuite

The ensuite features a modern suite that includes a WC, a wash hand basin, and a walk-in shower with a glass enclosure. The room also includes an obscured rear-facing window, wall-mounted radiator and is partially tiled.

Rear Of The Property

Laid to lawn rear garden, enclosed with wooden fencing and brick wall. Access gate

to the rear passage located to at the rear of the garden.

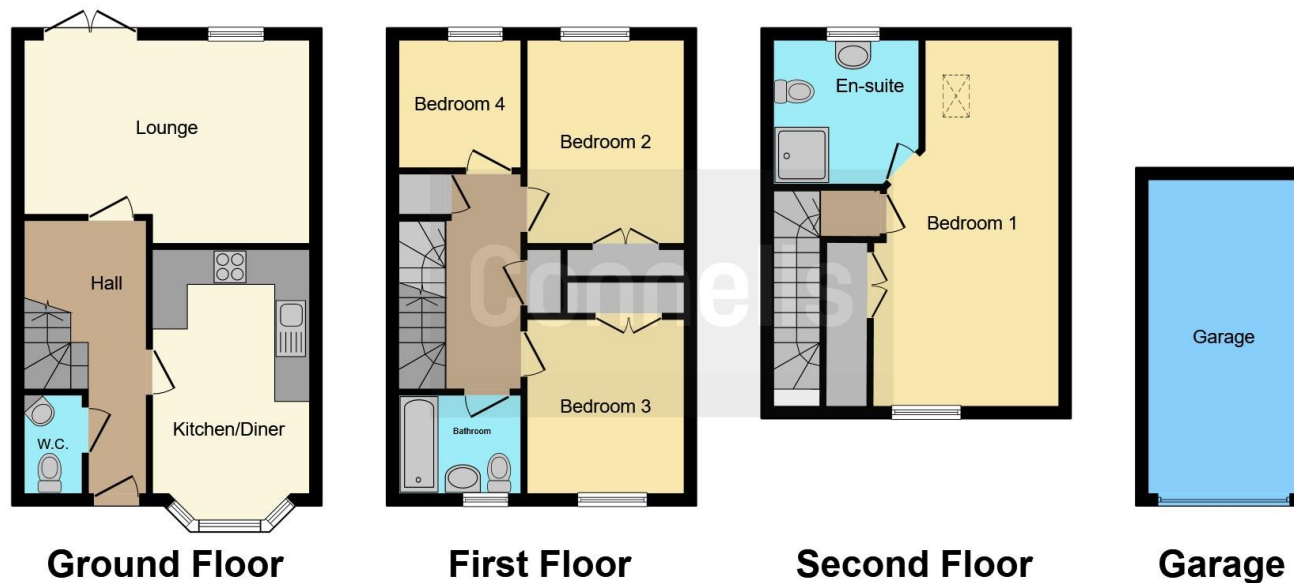
Garage

The property includes a single garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/GRM308892



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