



**Connells**

Bridge End Road  
Grantham





## Property Description

Connells are delighted to offer you this well-presented four bedroom detached house which is sat on a substantial size plot located within short distance to Grantham Town Centre and with great transport links. Register your interest today!

This house has everything you need from a driveway enough for you and all of your guests, pantry in the kitchen, downstairs toilet, sitting room, dining room and more. The house which was once a three bedroom home has been transformed to include an extension to the side that now acts as a lounge/ dining space and a separate room to be used as a fourth bedroom with en-suite. The property also consists of kitchen, dining room, lounge and two conservatories with under floor heating. The first floor provides three double bedrooms and family bathroom. To the rear you have a rather substantial size 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 & KGS.

## Ground Floor

### Entrance Porch

### Hallway

### Lounge

16' 11" x 11' 6" ( 5.16m x 3.51m )

### Conservatory

11' 6" x 10' 1" ( 3.51m x 3.07m )

### Pantry

### Dining Room

11' 6" x 11' 6" ( 3.51m x 3.51m )

### Kitchen

14' 2" x 9' ( 4.32m x 2.74m )

### Bedroom Four

15' 6" x 8' 3" ( 4.72m x 2.51m )

### Ensuite

### Conservatory

11' 6" x 10' 8" ( 3.51m x 3.25m )

### Landing

## First Floor

### Bedroom One

16' 11" x 11' 6" ( 5.16m x 3.51m )

### Bedroom Two

11' 6" x 11' 6" ( 3.51m x 3.51m )

### Bedroom Three

20' 6" x 17' 2" ( 6.25m x 5.23m )

### Bathroom

Separate W.C













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)

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308925](http://connells.co.uk/Property/GRM308925)**



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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