



Connells

Kings Hill
Caythorpe GRANTHAM

Kings Hill Caythorpe GRANTHAM NG32 3DJ

for sale offers in excess of
£240,000



Property Description

Connells are delighted to bring to the market this well presented four bedroom semi-detached house with a driveway, in the popular area of Caythorpe. This property comprises of Entrance Hall, lounge, kitchen, dining area, study, shower room, bedroom one with double doors leading to the rear garden. To the first floor there is a family bathroom, three bedrooms with two bedrooms having built in wardrobes. To the front of the property there is a small grass area with trees and bushes, driveway, wooden fence with a gate. To the rear of the property there is a patio area, grassed area with mature trees and shrubs. To the rear garden there is an electrical point ideal for a summer house. For more details call Connells today 01476590050



Ground Floor

Entrance Hall

With doors leading to Study, shower room, bedroom one, dining area, kitchen, lounge, stairs leading to the first floor.

Lounge

15' 7" x 13' 1" (4.75m x 3.99m)

With two windows to the front, radiator, laminate flooring.

Dining Area

12' 9" x 8' 3" (3.89m x 2.51m)

With doors leading to the rear of the garden, radiator, laminate flooring.

Study

8' x 5' 2" (2.44m x 1.57m)

With a window to the front.

Shower Room

With a w.c, wash hand basin, shower cubicle.

Kitchen

12' 2" x 9' 7" (3.71m x 2.92m)

With a window to the rear, door leading to the dining area.

Bedroom One

15' 11" x 9' 5" (4.85m x 2.87m)

With windows to the side, double doors leading to the rear garden.

Landing

With doors leading to the family bathroom, bedroom two, bedroom three, bedroom four, storage cupboard.

Bedroom Two

12' 11" x 12' 5" (3.94m x 3.78m)

With a window to the front, radiator, built in wardrobe, carpet.

Bedroom Three

9' 10" x 9' 4" (3.00m x 2.84m)

With a window to the rear, radiator, carpet, built in wardrobe.

Bedroom Four

9' 5" x 5' 10" (2.87m x 1.78m)

With a window to the front, radiator, carpet.

Bathroom

With a window to the rear, wash hand basin, w.c, bath.

Utility Room

4' 8" x 3' 1" (1.42m x 0.94m)









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

To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308967



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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