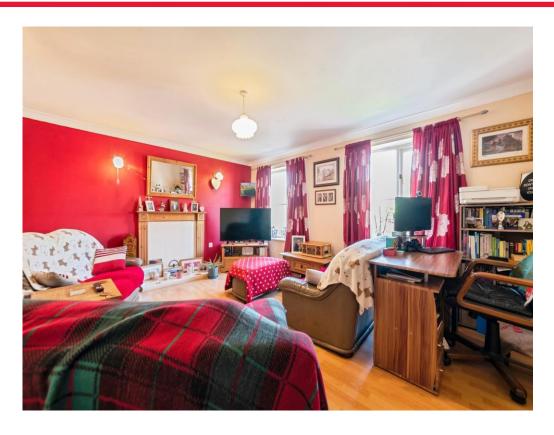


Connells

Kings Hill Caythorpe GRANTHAM



### **Property Description**

Connells are delighted to bring to the market this well presented four bedroom semidetached 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 )

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 01476 590 050 E grantham@connells.co.uk

2 Watergate GRANTHAM NG31 6PR

EPC Rating: Council Tax
Awaited Band: C

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



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.