



**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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/GRM308967](http://connells.co.uk/Property/GRM308967)



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