



Connells

Sandon Road
Grantham



Property Description

Connells are delighted to bring to the market this stunning detached bungalow with a driveway and garage in a great location. The property comprises of entrance porch, entrance hall, good size living room with a beautiful bay window, dining room, kitchen, conservatory, shower room, three good sized bedrooms and a loft space subject to seeking building regulations and approval, could be used as Office, hobby room, games room. To the front of the property there is a low maintenance garden with shrubs and trees, garage and a driveway for multiple cars. To the rear there is a enclosed low maintenance garden with mature shrubs and trees. Viewings are highly recommended to fully appreciate how spacious this bungalow is.

Ground Floor

Entrance Porch

With a door leading to the entrance hall.

Entrance Hall

With doors leading to lounge, shower room, dining room and all three bedrooms.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

With a stunning upvc double glazed bay window to the front, carpet and two radiators.

Dining Room

13' 1" x 11' 9" (3.99m x 3.58m)

With upvc double glazed window to the side, door leading to the kitchen, french doors leading to the conservatory, storage cupboard, carpet and a radiator.

Kitchen

15' 5" x 9' 2" (4.70m x 2.79m)

With upvc double glazed window to the front and rear, door leading to the rear garden, stylish grey units to the floor and eye level with wood effect worktops, stainless steel sink with mixer tap, built - in oven, electric hob, extractor fan above, built - in fridge freezer, dishwasher and washing machine.

Conservatory

13' 9" x 7' 6" (4.19m x 2.29m)

Dwarf brink wall, upvc double glazed windows, french doors leading to the rear garden, laminate flooring.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

With upvc double glazed window to the front, carpet, built - in storage and a radiator.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

With upvc double glazed window to the side, carpet and a radiator.

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m)

With upvc double glazed window to the rear, carpet and a radiator.

Shower Room

9' 2" x 4' 7" (2.79m x 1.40m)

With upvc double glazed window to the side, vanity sink with storage, w.c, towel rail, large walk - shower.

Loft Space

Subject to seeking building regulations and approval, could be used as Office, hobby room, games room.









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308676



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM308676 - 0005