



Connells

East End
Ingoldsby Grantham



Property Description

Set in a charming village setting, this extended semi-detached property offers spacious and versatile accommodation across three floors, ideal for modern family living. The home has been thoughtfully enhanced with a contemporary kitchen/dining room extension, creating a stylish and functional heart of the home.

On the ground floor, you'll find a welcoming lounge that offers a cosy space for relaxation. The real highlight is the beautifully extended kitchen/diner, designed with both aesthetics and practicality in mind. Featuring sleek modern units, ample worktop space, and integrated appliances, this area flows seamlessly into a generous dining space—perfect for family meals or entertaining guests. Large windows and thoughtfully placed lighting ensure the space is bright and inviting throughout the day. A separate utility room provides additional storage and laundry facilities, helping to keep the main living areas clutter-free and organised.

The first floor features two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a spacious principal bedroom with its own private bathroom, offering a peaceful retreat.

The property sits on a generous plot with substantial gardens to the front and rear, perfect for outdoor living, gardening, or future landscaping projects. Located in a sought-after village, this home combines the tranquillity of rural life with easy access to

local amenities and transport links.

Ground Floor

Entrance Hall

External door, stairs to the first floor.

Lounge

25' 2" x 11' 11" (7.67m x 3.63m)

Windows including a bay window, feature fire place.

Kitchen / Diner

30' 3" x 12' 10" (9.22m x 3.91m)

external door, French patio doors, windows, a range of wall and base units with work surfaces, sink drainer with mixer tap, kitchen island, integrated appliances including oven and hob, tiled splash back, laminate flooring.

Utility Room

A range of wall and base units, work surfaces, vanity sink.

Cloakroom

Low level WC.

First Floor

Landing

Window, stairs to the second floor.

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

Window, built in cupboard.

Bedroom Three

11' 10" x 11' 1" (3.61m x 3.38m)

Window.

Bathroom

Window, bath, walk in shower cubicle, wash hand basin set in vanity unit, low level WC.

Second Floor

Landing

Sky light.

Bedroom One

11' 1" x 8' 9" (3.38m x 2.67m)

Window

Ensuite

Sky light, wash hand basin, low level WC.

Externally

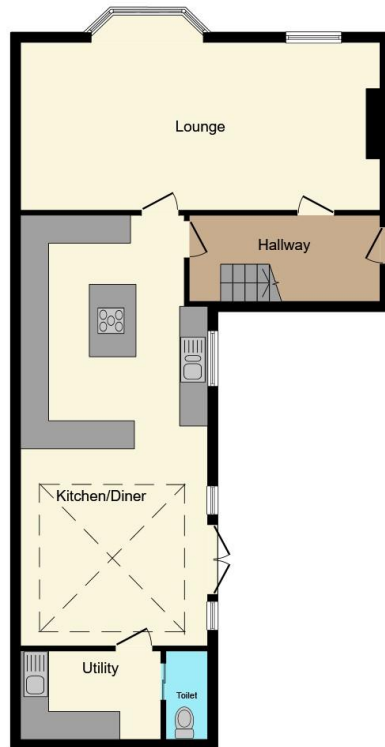
Front Garden

Rear Garden





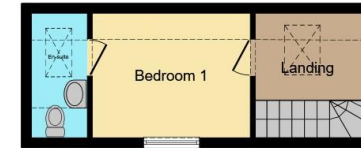




Ground Floor



First Floor



Second Floor

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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