





Property Description

Connells are pleased to bring to the market this extended four bedroom family home with a driveway and garage. Sought after location with access to local shops, schools, bus links. This home comprises of entrance hall, lounge, study, dining room, downstairs shower room, utility room, great size kitchen with bi - fold doors perfect for entertaining. To the first floor, there are three good sized bedrooms with the master bedroom offering a walk in wardrobe, dressing room and en-suite. To the second floor there is the attic / bedroom four with en-suite. To the front of the property there is a large block paved driveway and access to the garage. To the rear of the property there is an enclosed garden with Astro turf.

This home is perfect for a growing family. Early viewings are highly recommended!

Grantham has a range of amenities & local schooling including the highly regarded Kings School & KGGS. Walking distance of the town centre, Exceptional transportation links with direct rail services to London King's Cross in just over an hour also access to the A1 and A52.

Ground Floor

Entrance Porch

Upvc double glazed window to the front, door leading to the entrance hall.

Entrance Hall

With doors leading to the lounge, dining room, shower room, storage cupboard, stairs leading to the first floor.

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

With Upvc double glazed window to the front, access to the dining room, laminate flooring, fireplace with wood burner.

Dining Room

22' 5" x 13' 8" (6.83m x 4.17m)

With Upvc double glazed window to the front and side, door leading to the kitchen / diner, heated flooring.

Study

11' 5" x 8' 9" (3.48m x 2.67m)

With laminate flooring, doors leading to the kitchen / diner.

Shower Room

Low level w.c, wash hand basin, walk in shower area.

Kitchen / Diner

33' 2" x 12' (10.11m x 3.66m)

With Upvc double glazed window to the side and rear, bi - fold doors to the rear, under floor heating, tiled flooring, Space for free standing appliances, integrated ovens.

Utility Room

First Floor

Landing

With stairs leading to the second floor, doors leading to the family bathroom, walk in wardrobe, and two good sized bedrooms.

Walk In Wardrobe

With a door leading to the master bedroom.

Master Bedroom

13' 8" x 11' 3" (4.17m x 3.43m)

With Upvc double glazed window to the front and side, carpet, doors leading to the dressing room and en-suite.

En-Suite

With Upvc double glazed window to the rear, low level w.c, wash hand basin, shower cubicle.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

With Upvc double glazed window to the rear, carpet.

Bedroom Three

11' 6" x 11' (3.51m x 3.35m)

With Upvc double glazed window to the front, carpet.

Bathroom

With Upvc double glazed window to the rear,

low level w.c, wash hand basin. bath, shower cubicle.

Second Floor

Attic / Bedroom Four

17' 9" x 10' 4" (5.41m x 3.15m)

With a door leading to the shower room, two skylight windows.

En-Suite

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









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: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309068



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: GRM309068 - 0004