





Property Description

The unique and spacious property is set over three floors and has superb ground floor accommodation in the form of a sitting room and dining room currently a cosy snug, both with feature fireplaces, well-appointed breakfast kitchen, useful cellar and a delightful breakfast room with vaulted ceiling and views over the garden, overall offering great family flexible living. A galleried landing awaits you on the first floor and here you will find the master bedroom with wooden floor, bedroom two and three and the modernised family bathroom and separate cloakroom. Located on the top floor of the property you will find bedrooms four and five and new bathroom with underfloor heating. Rarely for this type of property, there is a garage to the rear and a truly delightful garden, which is well stocked with a variety of plants and trees and a super patio area and peaceful seating area with a wisteria covered pergola. In summary, this substantial property would suit a family needing a large amount of accommodation and bearing in mind both girls and boys grammar schools are within walking distance, this could tick all the boxes! Kings Cross is 60 minutes away by train, so a commute is achievable! Also boasts excellent road links to both the A52/A1

Ground Floor

Entrance Hall

On entering this property through the front you are met with the entrance hall with original flagstone flooring, the stairs to the first

floor on the right hand side and doorways leading to the lounge, snug and the rear of the property.

Lounge

14' x 12' (4.27m x 3.66m)

This stunning lounge comprises of a front facing double glazed sash window, reclaimed solid oak wood flooring with a radiator.

Snug

12' 1" x 10' 10" (3.68m x 3.30m)

This room is a second reception, comprising of a double glazed window to the rear, original wood flooring, radiator and fireplace.

Internal Hallway

Situated between the entrance hall and kitchen this internal hallway is tiled and has two external doors, one leading to the lane at the side of the property and a stable door leading to the rear garden.

Kitchen

18' x 8' 1" (5.49m x 2.46m)

This beautiful kitchen benefits from being flooded from natural light from several windows either side of the room, along with giving the effect of open plan to the dining room. The kitchen is fully fitted with a range of wall and base units, sink, electric oven and hob along with two radiators.

Dining Room

12' x 7' (3.66m x 2.13m)

Situated to the rear of the property is the dining room, overlooking the rear garden by French patio doors along with double glazed windows either side of the room, wood flooring and a radiator.

First Floor

Landing

A double glazed window to the side and a storage cupboard.

Master Bedroom

17' 1" x 13' (5.21m x 3.96m)

This double bedroom, currently being used as a work studio, allows plenty of natural light through two double glazed windows to the front. This room also comprises of wooden flooring, built in wardrobe, radiator and an original fire place.

Bedroom Two

12' 1" x 10' 11" (3.68m x 3.33m)

This double bedroom comprises of a double glazed window, an original circular window which adds charm and character, wood flooring and a radiator.

Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

This bedroom has a rear facing double glazed window, wood flooring and a radiator.

Bathroom

A double glazed window to the side allowing plenty of natural light, a bath with a shower over, wash hand basin, tiled flooring and radiator.

Wc

A separate WC next door to the main bathroom consisting of a low level WC, wash hand basin, a double glazed window to the side and a radiator.

Second Floor

Bedroom Four

12' 10" x 10' 1" (3.91m x 3.07m)

This double bedroom has a rear facing double glazed window, carpet and houses the loft access.

Bedroom Five

17' 1" x 7' 1" (5.21m x 2.16m)

This bedroom is flooded with natural light due to a double glazed window to the side along with a Velux window, added storage in the eave's and is carpeted.

Bathroom

This second bathroom, situated on the second floor benefits from underfloor heating, comprises of a walk in shower, wash hand basin and low level WC, along with a double glazed window to the rear and a heated towel rail.

Loft Space

This space is fully insulated with fire boards, and is partially floor boarded

Cellar

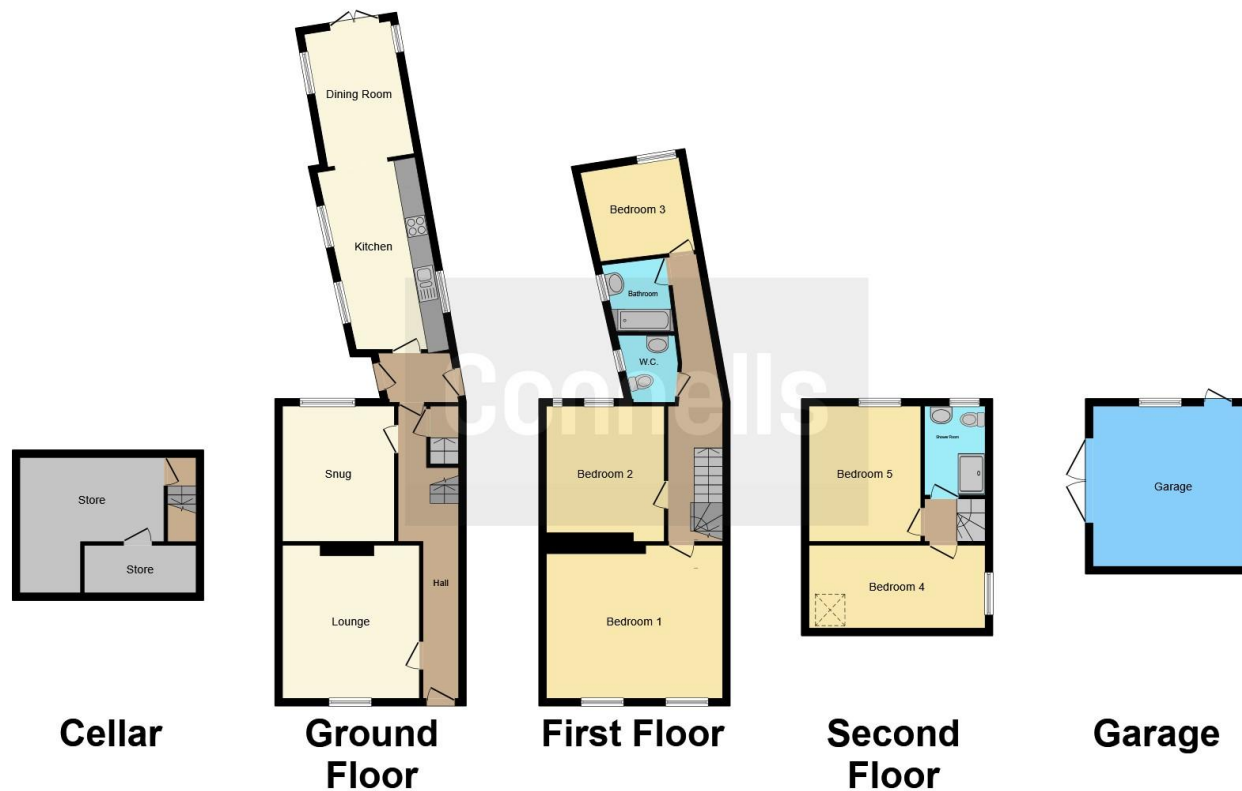
14' x 12' 10" (4.27m x 3.91m)

This is a great storage space or can be used









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

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 Band: C

Tenure: Freehold

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