



Connells

Grantham Road
Sleaford



Property Description

****WOW!!**** Connells are excited to present this rare opportunity to own this Spacious Detached Four Double Bedroom Family Home which is Located on one of the most Sought After Roads in Sleaford. Boasting a Large Plot that Offers Extension Potential and Offers Fantastic Living Space with Three Reception Room, Large Enclosed Garden and Two Integral Garages.

This hidden gem family home is the perfect opportunity to make your own and is ready to be loved.

This beautifully built private home allows there to be the options to have an elegant blend of contemporary living with classical elevations. Accommodation briefly includes various porches to access the home, two hallways, downstairs W/C, main lounge, an option for a further sitting room or study, a dining room, kitchen and utility room.

To the first floor, you will find a large master bedroom, separate dressing room and en-suite, two further double bedrooms, a spacious single bedroom, family bathroom and separate toilet.

To the outside, the property is approached by a brick paved driveway, leading from a scenic row of trees. with parking for multiple vehicles. The wrap around gardens are idyllic and perfect for entertaining and spending time with friends and family. The stunning surroundings are mostly laid to lawn with mature trees, hedges shrubs and flower beds to the borders

Viewings are highly recommended to see the full potential this property has to offer.

Ground Floor Entrance Porch

With window, door leading to the entrance hall.

Entrance Hall

With window to the front, doors leading to the downstairs w.c, dining room, lounge, kitchen, two understairs cupboards, radiator, stairs leading to the first floor.

Downstairs W.C

With window to the front, wash hand basin, low level w.c.

Dining Room

12' 11" x 12' 6" (3.94m x 3.81m)

With windows to the front and side, carpet, gas fire, door leading to the hallway.

Lounge

18' 8" x 15' 5" (5.69m x 4.70m)

With window to the side and front, door leading to the study, double doors leading to a front porch, carpet, radiator, feature fire place.

Front Porch

With window to the front, rear and side, double doors leading to the front of the property.

Study

11' 10" x 6' 10" (3.61m x 2.08m)

With windows to the side and rear, doors leading to the lounge and rear porch, carpet, radiator.

Rear Porch

With windows to the rear, doors to the rear, dwarf brick walls.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m)

With window to the rear,,doors leading to the entrance hall, pantry, inner hall, range of eye and base level units, stainless steel sink, double oven.

Pantry

5' 9" x 4' 10" (1.75m x 1.47m)

With window to the rear.

Inner Hall

With window to the rear, doors leading to the kitchen, garage, utility room, door leading to the rear garden, storage cupboard with the boiler, tiled flooring.

Utility Room

9' 10" x 7' 5" (3.00m x 2.26m)

With window to the rear, stainless steel sink.

First Floor

Landing

With doors leading to four bedrooms, family bathroom and a separate w.c, window to the side, carpet, radiator.

Loft Space

Access by a pull down loft ladder, partially boarded.

Bedroom One

15' 6" x 12' 5" (4.72m x 3.78m)

With windows to the front and side, door leading to the dressing area, built in wardrobes, carpet, radiator.

Dressing Area

12' 9" x 7' 8" (3.89m x 2.34m)

With window to the side, door leading to the En-suite and the bedroom, walk in wardrobe, radiator, carpet.

En-Suite

11' 10" x 9' (3.61m x 2.74m)

With window to the rear and side, carpet, radiator, bath, shower cubicle, low level w.c,

wash hand basin.

Bedroom Two

12' 11" x 12' (3.94m x 3.66m)

With window to the front and side, carpet, radiator.

Bedroom Three

12' 10" x 8' 2" (3.91m x 2.49m)

With window to the rear, carpet, radiator, built in wardrobes.

Bedroom Four

8' 9" x 8' 5" (2.67m x 2.57m)

With window to the front, carpet, radiator.

Bathroom

7' 9" x 7' 5" (2.36m x 2.26m)

With window to the side, carpet, wash hand basin, bath, radiator, storage cupboard.

Separate W.C

With window to the rear,

Outside

Garage One

With sliding doors to the front, door leading to the second garage, door leading to the inner hall, lighting and power.

Garage Two

With sliding doors to the front, door leading to the first garage, lighting and power.

Agents Note

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309020



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: GRM309020 - 0008