



Connells

Regency Gardens  
Grantham



## Property Description

Connells are delighted to bring to the market this well presented family home with a driveway and garage is not to be missed.

This property comprises of entrance hall, downstairs w.c, lounge, dining room, kitchen and a conservatory. To the first floor there is three bedrooms and the family bathroom.

Externally, the front of the property has a small grass area, driveway leading to the garage. To the rear of the property there is an enclosed rear garden mainly laid to lawn with a patio area.

Viewings is highly recommended to fully appreciate this family home! Call Connells today for more details and to arrange your viewing. \*\* NO ONWARD CHAIN \*\*

## Ground Floor

### Entrance Hall

With doors leading to the lounge, downstairs w.c, stairs leading to the first floor.

### Downstairs W.C

6' 4" x 2' 11" ( 1.93m x 0.89m )

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

### Lounge

13' 6" x 12' 6" ( 4.11m x 3.81m )

With a window to the front, doors leading to the dining room and kitchen.

### Dining Room

9' 10" x 7' 1" ( 3.00m x 2.16m )

With doors leading to the conservatory and lounge.

### Kitchen

9' 10" x 8' 4" ( 3.00m x 2.54m )

With a door leading to the side of the property. doors leading to the lounge and understairs cupboard. Range of eye and base units.

### Conservatory

10' 9" x 9' 7" ( 3.28m x 2.92m )

With windows to the sides, door leading to the rear garden.

## First Floor

### Landing

With a window to the side, doors leading to three bedrooms and the family bathroom.

### Bedroom One

11' 9" x 8' 11" ( 3.58m x 2.72m )

With a window to the front, spot lights, carpet, built in wardrobes.

### Bedroom Two

9' 10" x 8' 11" ( 3.00m x 2.72m )

With a window to the rear, carpet, built in storage.

### Bedroom Three

6' 8" x 6' 6" ( 2.03m x 1.98m )

With a window to the rear, carpet, built in storage.

### Bathroom

8' x 7' 1" ( 2.44m x 2.16m )

With a window to the front, wash hand basin, bath, w.c.

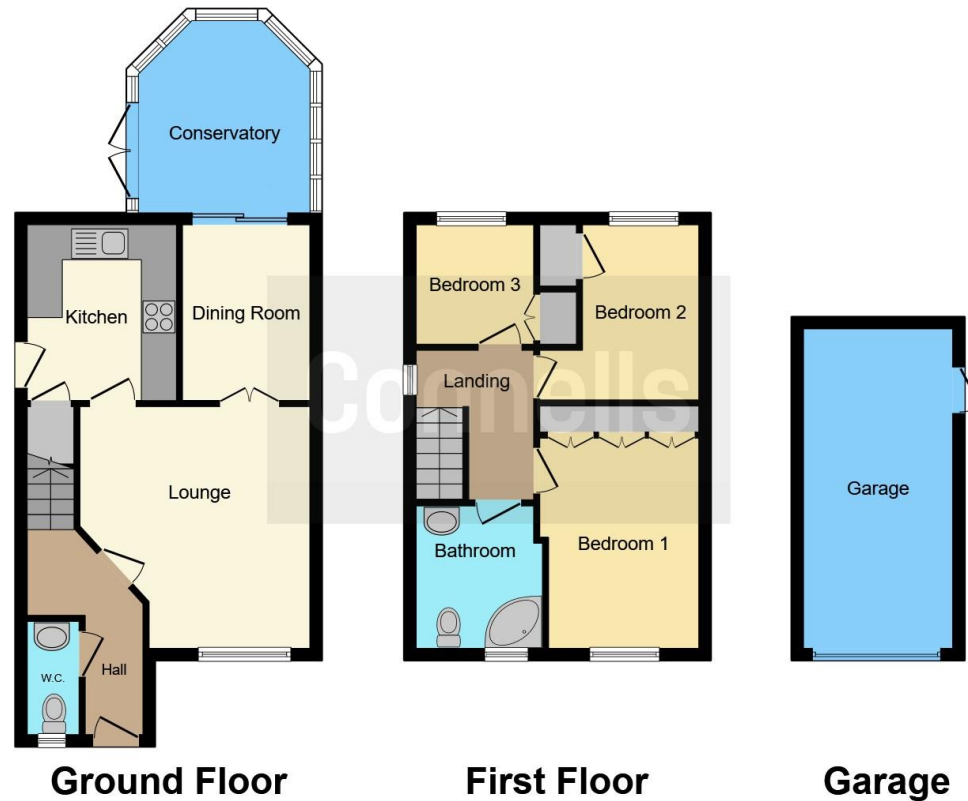
### Outside

### Garge









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308540](http://connells.co.uk/Property/GRM308540)**



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