



**Connells**

Coxmoor Close  
Grantham





### Property Description

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities.

Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away.

The mainline train station in the town centre takes you to London Kings Cross in 70 minutes.

Grantham itself is steeped in history with The Angel and Royal Inn mentioned in the Domesday book, the girls' grammar school KGGS had Margaret Thatcher as their former head girl, whilst the boys' grammar school had Sir Isaac Newton as a former pupil, Saint Wulfams church, the 6th highest spire in England is in the town centre and the Beehive public house having had a living beehive sign outside since 1830.

Town amenities include a sports complex, cinema, two golf clubs, town football club, ten pin bowling, tennis and table tennis clubs and squash club, to name but a few.

Grantham is a charming town with a lot to offer residents and visitors alike, with attractive parks and riverside walks, culture and heritage and an abundance of dining experiences.

In the outlying villages there are a number of historic buildings, such as Belton House, Belvoir Castle, Grimsthorpe Castle and Harlaxton Manor, as well as the birthplace of Isaac Newton at nearby Woolsthorpe.

### Entrance Hall

With double-glazed front entrance door and window panels, radiator, loft-inspection hatch finished with coving to ceiling. Doors providing access to:

### Lounge/diner

14' 2" max x 19' 10" max ( 4.32m max x 6.05m max )

With feature electric fire with marble-effect surround and wooden mantle over, TV point, radiators, double-glazed doors opening onto the rear garden and finished with coving to the ceiling.

### Breakfast Kitchen

10' 3" x 10' 6" ( 3.12m x 3.20m )

A contemporary white high gloss kitchen with double eye-level oven, induction hob with extractor unit over, integrated fridge freezer and washing machine and matching upstands and complementary tiling to floor. There is a double-glazed window overlooking the rear gardens and double-glazed side door accessing the car port area.

## Bedroom One

10' 11" x 15' 5" max into bay ( 3.33m x 4.70m max into bay )

With fitted wardrobes, radiator , coving to ceiling and double-glazed bay window to the front aspect.

## Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

With two double-glazed windows, radiator and coving to ceiling.

## Shower Room

A three-piece suite comprising double-shower cubicle, vanity-inset WC and wash-hand basin, built-in storage cupboard, radiator, double-glazed window and complementary tiling to walls.

## Outside Front

The front of the property has a driveway, giving access to a carport and the front entrance door which is to the side of the property.

## Outside Rear

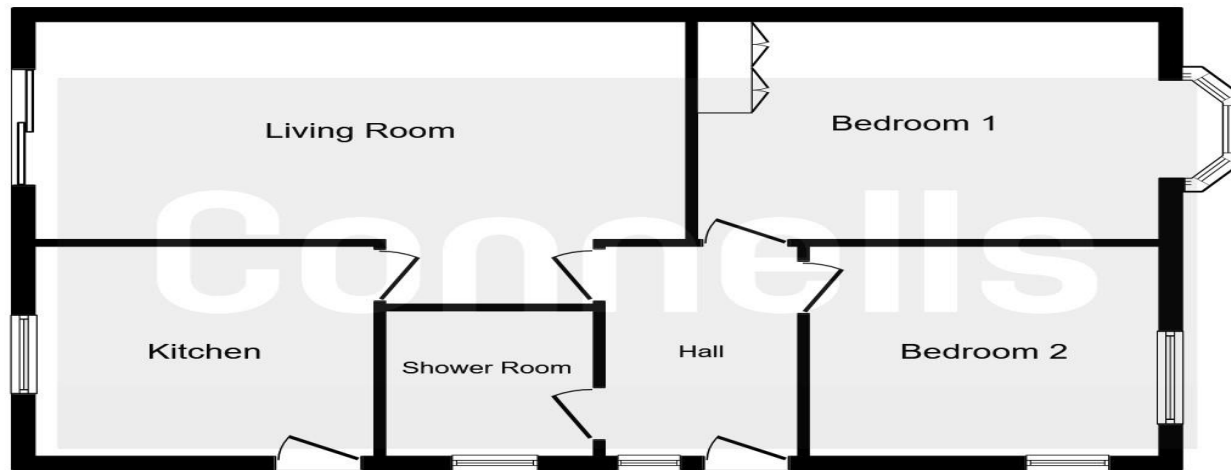
A real delight! A low maintenance garden laid to lawn with raised decking area, large shed and a variety of planting. Colourful and fun!











**Floor Plan**

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). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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