



Hungate Road, Denton, Grantham NG32 1LP



welcome to

Hungate Road, Denton

GUIDE PRICE £200,000 - £210,000 Well-appointed three bedroom terrace property with an integral garage, located within the sought after and popular village of Denton, within the vale of Belvoir.



Entrance Hall

10' 10" x 7' 3" (3.30m x 2.21m)

Main entrance door into the hall, having ceramic tiled floor, fitted shelving and uPVC window to both front and side aspects. uPVC door leading into the inner hallway.

Inner Hall

With electric storage heater, laminate flooring and door giving access to the cloakroom.

Cloakroom

6' 6" x 2' 7" (1.98m x 0.79m)

Comprising of pedestal wash hand basin and low level WC. Laminate flooring and uPVC window to the rear aspect.

Lounge

14' x 11' 9" (4.27m x 3.58m)

uPVC bow window to the front aspect and electric storage heater. TV aerial point and power points.

Open Plan Dining Kitchen

15' 4" x 9' 1" (4.67m x 2.77m)

This open plan dining kitchen boasts a range of wall and base units with Oak wood work surfaces over. Inset sink unit with drainer and mixer tap. Built in electric double oven and ceramic hob with extractor hood above. Integrated fridge-freezer, shelving to the wall and space for dining suite with French doors opening out to the rear patio. uPVC window There is a utility area with plumbing for automatic washing machine and further space for appliances.

Garden Room

17' 5" x 7' 11" (5.31m x 2.41m)

Single glazed and wood frame, with ceramic tiled floor and access to the garage.

First Floor Landing

uPVC window to the front aspect and doors giving access to;

Master Bedroom

15' 4" x 12' 1" (4.67m x 3.68m)

This double bedroom has two uPVC windows to the front aspect, electric storage heater and triple fitted wardrobes to one wall with shelving and clothes rails.

Bedroom Two

15' 4" x 7' 9" (4.67m x 2.36m)

This double bedroom has a uPVC window to the rear aspect and electric storage heater.

Bedroom Three

11' 8" x 7' 5" (3.56m x 2.26m)

uPVC window to the front aspect and electric storage heater.

Family Bathroom

12' 3" x 5' 4" (3.73m x 1.63m)

Three piece suite comprising of bath with electric shower over, pedestal wash hand basin and low level WC. Extractor fan, heated towel rail, hatch access to the loft, laminate flooring and obscure window to the rear aspect.

External Description

Approaching the property, there is a driveway for off road parking for multiple vehicles, and having access to the garage at the rear.

To the rear, there is a patio area for outdoor furniture with neatly laid lawn having ornamental borders and further raised patio. The garden is mainly enclosed by fencing and walling and offers an outside tap with beautiful woodland views beyond the boundary.

Integral Garage

15' 6" x 7' 10" (4.72m x 2.39m)

Having up and over door, power and lighting.

Potential for conversion to provide further living space or office space (subject to planning permission).

Agents Notes

Council tax band - B



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welcome to

Hungate Road, Denton

- Three Double Bedrooms
- Lounge and Open Plan Dining Kitchen
- Garden Room
- Family Bathroom and Downstairs WC
- Garage and Driveway
- Overlooking the Woods to the Rear
- Set within the Vale of Belvoir

Tenure: Freehold EPC Rating: E

guide price

£200,000 - £210,000



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).
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Property Ref:
GST107926 - 0004

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk