



Hatcliffe Close, Grantham NG31 8FE

welcome to

Hatcliffe Close, Grantham

Ideal family home close in a sought after location on the Manthorpe Estate, close to local schools. This detached house is well presented throughout and boasts a double garage with enclosed rear garden, four bedrooms and three reception rooms. Viewing Highly Recommended.



Entrance Hall

Part glazed door leading into the entrance hall with a staircase rising to the first floor landing with open balustrade stair rail and storage cupboards beneath, radiator, coving to the ceiling, consumer unit and feature open arch hatch with mantel looking through to the lounge.

Downstairs Cloakroom

Window to the front aspect, sink, low level WC, and vinyl flooring.

Lounge

15' 7" x 11' 5" (4.75m x 3.48m)

Feature brick built fireplace with gas fire inset, mantel and hearth, sliding patio doors leading through to the conservatory, TV point and coving to the ceiling.

Conservatory

Wooden cladded construction with windows to three sides and french doors opening to the enclosed rear garden.

Dining Room

12' 9" x 9' 3" (3.89m x 2.82m)

This additional reception room has a large double glazed window to the rear aspect, radiator and coving to the ceiling.

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

Window to the front aspect and boasting a range of wall and base units with work surfaces over, inset one and a half composite sink with single drainer and mixer tap. Built in electric oven, induction hob with extractor hood above. Plumbing for automatic washing machine, space for under counter appliances and wall mounted gas boiler, vinyl flooring and coving to the ceiling.

Rear Porch

Having windows to the rear aspect and UPVC door leading to the side driveway.

First Floor Landing

With a window to the front aspect, door to the airing cupboard housing the hot water cylinder and doors leading off to the bedrooms and family bathroom.

Master Bedroom

15' 7" x 8' 7" (4.75m x 2.62m)

This double bedroom has a window to the rear aspect and radiator.

Bedroom Two

13' 1" x 8' 6" (3.99m x 2.59m)

This double bedroom has a window to the rear aspect and radiator.

Bedroom Three

10' 3" max x 9' max (3.12m max x 2.74m max)

This L shaped room has a window to the front aspect and radiator.

Bedroom Four

10' 8" x 7' 3" (3.25m x 2.21m)

This good sized bedroom has a window to the front aspect and a radiator.

Family Bathroom

Three piece suite comprising of bath with shower over, wash hand basin and low level WC. Vinyl flooring, part tiling to the walls and obscure window to the front aspect.

General Description Outside

The property is set in a cul-de-sac on a corner plot with open plan gardens that are mainly laid to lawn, pathway to the front door and leading to the side with garden tap. The rear garden is enclosed, driveway to the side proving off road parking for two vehicles and access to the double garage with an up and over door, power and lighting.



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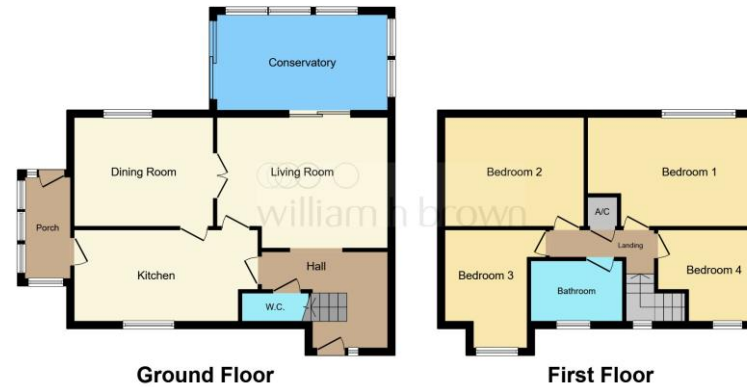
Hatcliffe Close, Grantham

- Four bedroom detached house
- Three reception rooms
- Conservatory leading into enclosed rear garden
- Double garage with driveway
- Sought after location on Manthorpe Estate

Tenure: Freehold EPC Rating: C

offers in excess of

£275,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST111240 - 0016

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