



**Wensleydale Close, Grantham NG31 8FH**



**welcome to**

**Wensleydale Close, Grantham**

OFFERS IN EXCESS OF £250,000 - Immaculately presented three bedroom house in a sought after location, providing a block paved driveway with single garages, Viewing essential to appreciate this 'move in ready' property with a newly fitted kitchen, bathrooms and flooring throughout.



### **Entrance Hall**

Newly uPVC double glazed window and door.

### **Lounge**

14' 1" x 10' 11" ( 4.29m x 3.33m )

With a uPVC double glazed window to the front aspect, a radiator, newly fitted wooden laminate flooring, staircase to the first floor landing and archway through to the dining area.

### **Dining Room**

11' x 8' 3" ( 3.35m x 2.51m )

With a uPVC double glazed window to the rear aspect, a radiator, newly fitted wooden laminate flooring and door leading to the kitchen.

### **Kitchen**

With uPVC glazed window to the rear aspect, white units at both floor and eye level with white worktops over, stainless sink with drainer and mixer tap, and newly integrated back panels throughout, freestanding gas cooker and oven with extractor hood above, space for automatic washing machine and fridge freezer, newly fitted flooring and door leading out to the rear garden.

In addition, there is a newly installed energy efficient reliable Vaillant boiler, with modern technology of a Hive Thermostat allowing you to use your smartphone to control the central heating and hot water, minimising waste and reducing your bills (under warranty with British Gas).

### **First Floor Landing**

Having hatch access to the loft, (potential for drop down ladder) newly fitted carpet, radiator and door leading to the airing cupboard (vendor advising a newly fitted water tank with British Gas) and doors leading to the bedrooms and family bathroom.

### **Master Bedroom**

10' 6" max x 14' 6" ( 3.20m max x 4.42m )

With a uPVC double glazed window to the rear aspect, a radiator, newly fitted carpet and door leading to the en-suite.

### **En-Suite**

With a window to the rear aspect, a newly fitted modern en-suite featuring a shower cubicle with mains shower, vanity sink unit, low level WC, fully tiled walls, shaver point, a radiator and newly fitted flooring.

### **Bedroom Two**

10' 11" x 8' 1" ( 3.33m x 2.46m )

With a uPVC double glazed window to the front aspect, newly fitted carpet and a radiator.

### **Bedroom Three**

8' 5" x 8' 1" ( 2.57m x 2.46m )

With a uPVC double glazed window to the front aspect, newly fitted carpet and a radiator.

### **Family Bathroom**

Completely newly installed bathroom with a window to the rear aspect, bath with mains shower over, vanity sink unit with storage, low level WC, grey marble tiling to the walls, a radiator and newly fitted flooring.

### **General Description Outside**

Approaching the property to the front there is a block paved driveway for approximately two/three vehicles and single garage, small front lawned area with shrub borders.

Side gate access and wide pathway leading to the rear of the property.

The enclosed rear garden comprises mainly of lawn with a good size paved patio area ideal for outside dining, outside cold water tap, lighting with motion detection, mature flowers and shrub borders with fencing.

Garage with an up and over door, power and lighting.

Services - Mains water, gas, electricity and drainage are connected.



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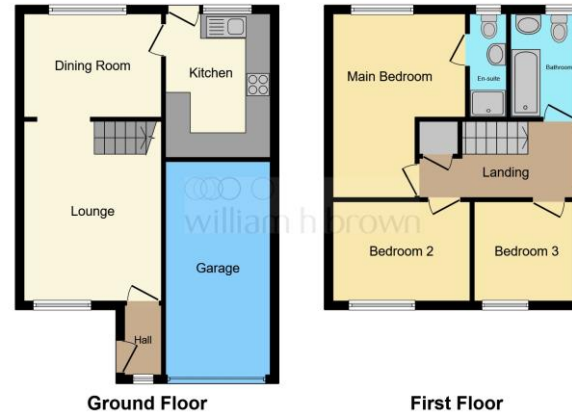
## Wensleydale Close, Grantham

- Three Bedroom Detached House on a quiet Cul-De-Sac
- Bathroom and En-Suite
- Driveway and Garage
- Immaculately Presented & 'Move in Ready'
- New uPVC Double Glazing, Doors, Soffits & Fascias throughout

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111499 - 0012

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