



Borrowdale Way, Grantham NG31 8QX

welcome to

Borrowdale Way, Grantham

GUIDE PRICE £330,000-£350,000 Well presented extended family home on a corner plot, located on the Manthorpe Estate! This beautiful detached house boasts three reception rooms, four bedrooms one with en-suite and family bathroom, good size garden with summerhouse and integral garage. CHAIN FREE!



Entrance Hall

Entering the property through a part glazed door into the entrance hall. There are stairs leading up to the first floor landing, carpet, a radiator and door leading into the lounge.

Lounge

14' max x 11' 8" (4.27m max x 3.56m)

With a bay fronted window, benefiting from shutters, this room has recently been redecorated, has light grey carpet, radiators and a door leading into dining room.

Dining Room

8' 9" x 9' 8" (2.67m x 2.95m)

With wooden flooring and Aircon unit, down lights to the ceiling, a radiator, and door leading into the kitchen.

Reception Area

12' 9" x 7' 11" (3.89m x 2.41m)

With down lights and beautiful wooden vaulted ceiling feature, wooden flooring, a full length radiator, two Velux roof windows and patio doors leading out to the rear garden - perfect for outdoor dining.

Kitchen

9' 6" max x 9' 7" max (2.90m max x 2.92m max)

Facing the rear aspect with a range of wooden units to both floor and eye level with black worktops over and tiled splashbacks. There is a NEFF gas hob and double oven, a pantry/under the stairs storage cupboard, black tiled flooring, an integrated Bosch dishwasher, a radiator and archway through to the utility room.

Utility Room

Having a range of matching units to the kitchen with space for a fridge freezer and plumbing for an automatic washing machine. There is black tile flooring, a radiator, and doors leading to a cloakroom and out to the rear garden.

Cloakroom

This newly refurbished cloakroom is fitted with a modern vanity sink unit, heated towel rail, tiled flooring, low level WC and a window to the rear aspect.

First Floor Landing

With cream fitted carpets, a radiator, down lights, hatch access to the loft (vendor advises the loft has a drop-down ladder and is partially boarded), and doors leading to all bedrooms and family bathroom.

Master Bedroom

12' min x 12' max (3.66m min x 3.66m max)

With a window to the front aspect and shutters, fitted wardrobes, grey carpet, Aircon unit, a radiator and door into the en-suite.

En-Suite

Newly refurbished room benefits from stylish decorative boarding with mains rain shower, matte grey vanity sink unit, heated towel rail, down lights to ceiling, vinyl flooring and a window to the front aspect.

Bedroom Two

10' x 8' (3.05m x 2.44m)

With a window to the rear aspect, grey carpets, fitted wardrobe and a radiator.

Bedroom Three

10' 2" max x 8' 5" (3.10m max x 2.57m)

With a window to the front aspect including shutters and views over the green, fitted wardrobes, grey carpet and a radiator.

Bedroom Four

8' 7" max x 7' 7" (2.62m max x 2.31m)

With a window to the rear aspect, grey carpet and a radiator.

Family Shower Room

7' 4" x 6' 10" (2.24m x 2.08m)

There is a corner shower cubicle with mains rain shower over and black marble effect mermaid boarding, down lights in the ceiling, wooden built-in vanity sink unit with black worktops over, low level WC, vinyl flooring, and a heated towel rail.

General Description Outside

Approaching the property to the front, there is a driveway with parking for several vehicles and side gate access to the rear garden.

The rear of the property features a block paved patio and lawns with raised beds to the borders. Enclosed by walls due to the corner plot and also has a new summerhouse.

There is also an integral garage which houses a newly fitted Worcester Bosch combi boiler.



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welcome to

Borrowdale Way, Grantham

- Detached Four Bedroom Family House
- Extended With Good Size Living Accommodation
- Air Conditioning and New Doors
- Corner Plot
- Sought After Location

Tenure: Freehold EPC Rating: C

guide price

£330,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST111758 - 0006

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