



**Littleover Way, Grantham NG31 7GL**

**welcome to**

**Littlelover Way, Grantham**

\*GUIDE PRICE £395,000 - £405,000\* Executive detached family home with six bedrooms spread over three floors. Perfect for a family requiring space, on the outskirts of Grantham close to schools. Great access to the A1 with intercity links to London. Must be viewed to appreciate the size and space.



### Entrance Hall

Part glazed front door leading into the entrance hall. With open balustrade staircase to the first floor landing, a radiator, door to the under stairs storage cupboard. Also doors leading off to the lounge, downstairs cloakroom, open plan kitchen/dining area, and utility room.

### Downstairs Cloakroom

With a frosted upvc double glazed window to the rear aspect, pedestal wash hand basin, low level WC, tiled splashbacks and a radiator.

### Lounge

21' 11" x 11' 4" ( 6.68m x 3.45m )

Double doors leading from the hallway into this lovely dual aspect lounge, benefitting from a window to the front aspect with Venetian blinds and french doors leading to the rear garden, carpet, coving to the ceiling, and two radiators.

### Open Plan Kitchen/diner

22' x 11' 4" ( 6.71m x 3.45m )

This spacious open plan kitchen and dining area has double glazed windows to the front and side aspects. Boasting a range of fitted wood effect units at both floor and eye level with charcoal coloured work surfaces over. Stainless steel sink, drainer unit with mixer tap with tiled splashbacks. There is a built in double electric oven and gas hob with extractor fan above, space for further appliances, breakfast bar, two radiators, and open plan access to the family area.

### Family Area

12' 4" x 9' 8" ( 3.76m x 2.95m )

This stunning family area, which is an addition to the main open plan living area has a feature vaulted ceiling. with french doors leading to the garden. Further upvc double glazed window, carpeted flooring, coving to the ceiling and a radiator.

### Utility Room

5' 10" x 5' 4" ( 1.78m x 1.63m )

Boasting a range of wood effect units with stainless steel sink unit and drainer, tiled splashbacks, a radiator and double glazed door leading to the rear garden.

### First Floor Landing

This extremely spacious first floor landing has an open balustrade staircase and double glazed window to the front aspect. Door leading to the airing cupboard with shelving, radiator and doors leading to three bedrooms.

### Master Bedroom First Floor

11' 4" x 13' 5" excl dressing area ( 3.45m x 4.09m excl dressing area )

One of two master bedrooms, this spacious master suite bedroom boasts an attached dressing room area and full en-suite bathroom. With upvc double glazed window to the front aspect, coving to the ceiling and a radiator.

### Dressing Room

Leading off from the main master bedroom this dressing room boasts three sets of double built in wardrobes, a double glazed window to the side aspect, and a radiator. With access leading into the full en-suite bathroom.

### En-Suite To Master Bedroom

8' 8" x 5' 5" ( 2.64m x 1.65m )

With a window to the rear aspect, this en-suite bathroom comprises of bath and separate double shower cubicle, pedestal wash hand basin, low level WC, part tiling to the walls, shaving point, spotlights to the ceiling, and a radiator.

### Bedroom Three - First Floor

12' 11" x 11' 1" ( 3.94m x 3.38m )

This bedroom has a upvc double glazed window to the rear aspect with radiator under and carpet.

### Bedroom Four - First Floor

11' x 8' 7" ( 3.35m x 2.62m )

This bedroom has a upvc double glazed window to the front aspect with a radiator under and carpet.

### Second Floor Landing

Open balustrade galleried landing, with upvc double glazed window to the front aspect, door leading to a storage cupboard. and hatch access to the loft space. There is a radiator and doors leading into three bedrooms and the family bathroom.

### Master Bedroom - Second Floor

11' 5" x 13' 9" ( 3.48m x 4.19m )

With a upvc double glazed window to the front aspect, two sets of built in double wardrobes, a radiator, and access into the en-suite shower room.

### En-Suite

8' 1" x 5' 6" Excl. entrance ( 2.46m x 1.68m Excl. entrance )

With a obscure double glazed window to the rear aspect this en-suite boasts a double size shower cubicle, pedestal wash hand basin, low level WC, part tiling to the walls, extractor fan, and spotlights to the ceiling.

### Bedroom Five - Second Floor

11' x 9' 8" ( 3.35m x 2.95m )

With a double glazed window to the rear aspect, fitted double wardrobe, coving to the ceiling, carpet and a radiator.

### Bedroom Six - Second Floor

11' x 9' 8" ( 3.35m x 2.95m )

With a upvc double glazed window to the front aspect, fitted double wardrobe, carpet, coving to the ceiling, and a radiator.

### Family Bathroom - Second Floor

10' 8" x 5' 6" ( 3.25m x 1.68m )

With a upvc window to the rear aspect, the family bathroom boasts a white suite comprising of a bath, separate shower cubicle, pedestal wash hand basin, low level WC, part tiling to the walls, extractor fan, and spotlights to the ceiling.

### General Description Outside

This beautifully presented spacious family home is situated on a plot with double gated access to the detached double garage and parking for several vehicles to the side of the property. Also with feature block paved private frontage and small garden area.

With gated side access to the enclosed rear garden, a feature paved patio and steps down to an Astro turf lawn. Boasting an outside tap, and shed to the rear of the garage, this rear garden is enclosed by a brick wall with a good level of privacy.

The double garage has two up and over doors, including light and electricity.



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## Littleover Way, Grantham

- AMAZINGLY SPACIOUS 6 BEDROOM FAMILY HOUSE
- Lovely downstairs Open Plan Living Area
- Two En-Suites & Family Bathroom
- Double Garage & Gated Driveway
- Excellent Location accessible to the A1 and the town

Tenure: Freehold EPC Rating: C

guide price

**£395,000 - £405,000**



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Property Ref:  
GST111633 - 0007

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