



**Bamburgh Close, Grantham NG31 8UL**



**welcome to**

**Bamburgh Close, Grantham**

\*GUIDE PRICE of £235,000 - £245,000\* - Very well presented modern, three bedroom, semi-detached house boasting accommodation to include a kitchen/diner with french doors leading to the garden, lounge, three bedrooms, one with en-suite and family bathroom. Good sized off road parking.



### **Entrance**

Entering the property through a part glazed uPVC door into the entrance hall with a radiator, staircase leading to the first floor landing, and doors leading to the downstairs cloakroom, kitchen/diner and lounge.

### **Downstairs Cloakroom**

With a window to the rear aspect, and comprising of a two piece suite including a pedestal wash hand basin and low level WC, there is partial tiling to the walls, a radiator.

### **Lounge**

15' 5" x 10' 2" ( 4.70m x 3.10m )

This generous family lounge offers a wealth of light, with a window to both front and rear aspects, a radiator, carpet, TV point and telephone point.

### **Kitchen/diner**

15' 5" x 9' 7" min ( 4.70m x 2.92m min )

Boasting a range of units at both floor and eye level with worktops over, inset stainless steel sink unit with single drainer and mixer tap. Built in electric oven and 4-ring gas hob with extractor hood above. Integral fridge-freezer, with further plumbing for automatic washing machine. Wall mounted gas fired boiler and window to the front aspect.

The dining area provides space for a dining suite, with French doors opening to the rear garden, two radiators and spotlights to the ceiling.

### **First Floor Landing**

Staggered staircase to the first floor landing, with door to the airing cupboard, and doors leading through to the bedrooms and family bathroom.

### **Master Bedroom**

11' 2" x 10' 4" ( 3.40m x 3.15m )

This double master bedroom has a fitted wardrobe to one wall, window to the side aspect and door leading through to the en-suite.

### **En-Suite**

Three piece modern suite comprising of shower cubicle, pedestal wash hand basin and low level WC. a radiator, spotlights to ceiling, extractor fan and obscure window to the rear aspect.

### **Bedroom Two**

11' 11" x 7' 7" ( 3.63m x 2.31m )

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

### **Bedroom Three**

10' 9" x 7' 6" irregular shape ( 3.28m x 2.29m irregular shape )

This irregular shaped room is a good size third bedroom with a window to the front aspect, and a radiator.

### **Family Bathroom**

Three piece suite comprising of panel bath, pedestal wash hand basin and low level WC. There is a radiator, extractor fan, part tiling to the walls and obscure window to the rear aspect.

### **General Description Outside**

Approaching the property, there is access via a shared driveway and providing off road parking for several vehicles. There is a small lawned area with some mature shrubs and pathway leading to the front door.

To the rear, the garden is fully enclosed by fencing, mainly laid to lawn and with a patio area ideal for outdoor dining.



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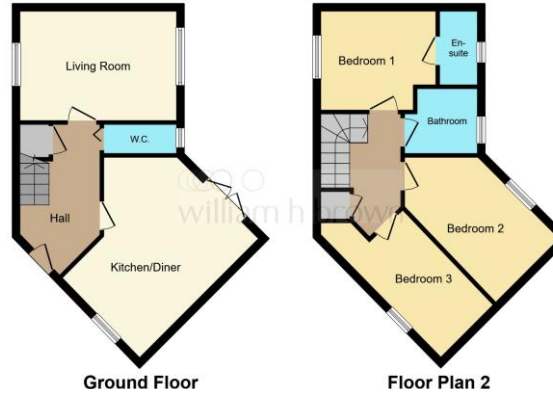
## Bamburgh Close, Grantham

- Modern, Three Bedroom, Semi-Detached House
- Lounge and Kitchen/Diner with French Doors to the Garden
- En-suite to the Master and Family Bathroom
- Off Road Parking for Several Vehicles
- Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

**£235,000 - £245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111876 - 0007

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