



**South Heath Lane, Fulbeck, Grantham NG32 3HU**



**welcome to**

**South Heath Lane, Fulbeck, Grantham**

\*GUIDE PRICE - £375,000 - £400,000\* - Detached bungalow with two bedrooms on a large plot, good size living including a lounge, separate dining room, conservatory and offering wraparound gardens, vegetable plot and greenhouses. viewing is a must !!



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with carpet and coving to the ceiling, a radiator and doors through to all rooms.

### **Cloakroom**

6' 9" to the cupboard x 6' 11" ( 2.06m to the cupboard x 2.11m )

With a window to the front aspect, partially tiled and comprising of a pedestal wash hand basin, low level WC, cupboards for storage, carpet and a radiator.

### **Lounge**

16' 11" x 11' 11" ( 5.16m x 3.63m )

With a window to the front aspect and featuring a brick fireplace, coving to the ceiling, a radiator, carpet and patio doors leading into the conservatory.

### **Conservatory**

10' 7" x 8' 11" ( 3.23m x 2.72m )

With a small dwarf wall, tiled flooring, a radiator and doors leading out to the side and rear gardens.

### **Dining Room**

12' 8" x 11' 11" ( 3.86m x 3.63m )

With a window to the front aspect, freestanding fire surround, coving to the ceiling, carpet and a radiator.

### **Kitchen/diner**

14' 10" x 9' 3" max ( 4.52m x 2.82m max )

With a window to the rear aspect, wooden units to both floor and eye level with black speckled worktops over, tiled splashbacks, stainless steel sink with drainer, freestanding Zanussi cooker, ceramic hob with extractor hood above. There is vinyl flooring, a radiator and door through to the rear hallway.

### **Rear Hallway**

15' 9" x 4' 4" ( 4.80m x 1.32m )

With tiled flooring, a radiator, coving to the ceiling, hatch access to the loft, access to a pantry and doors leading out to the rear garden and into the garage.

### **Utility**

10' 11" x 6' 6" ( 3.33m x 1.98m )

With a window to the rear aspect, Belfast sink, tiling to the walls and floor, plumbing for a washing machine, airing cupboard and cupboard for storage including a new boiler fitted in 2023.

### **Bedroom One**

14' 11" x 13' 2" ( 4.55m x 4.01m )

Having a window to the rear aspect with open field views, built-in cupboards for storage, coving to the ceiling, carpet and a radiator.

### **Bedroom Two**

11' 1" x 12' 5" ( 3.38m x 3.78m )

Having a window to the rear aspect with open field views, built-in cupboards for storage, coving to the ceiling, carpet and a radiator.

### **Shower Room**

10' 11" x 5' 11" max ( 3.33m x 1.80m max )

With a window to the rear aspect, large double walk-in shower cubicle with electric shower, vanity sink unit with built-in storage cupboards, low level WC, marble effect boarding, extractor fan, vinyl flooring and a radiator.

### **General Description Outside**

Approaching the property to the front with a dwarf wall, driveway for several vehicles leading to an attached single garage, lawn with some mature shrubs and flowers.

Beautiful wrap around gardens with plenty of space, large vegetable plot, two green houses and garden shed, perfect for the avid gardener.

The side of the property also benefits from lockable storage, ideal for keeping all those outdoor tools.

The rear garden with open field views is mainly laid to lawn with a patio area ideal for outside dining, partial gravelling and some mature shrubs and plants.



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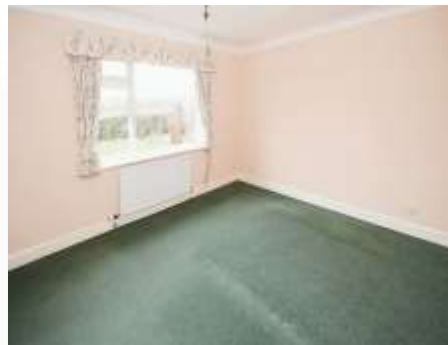
## South Heath Lane, Fulbeck Grantham

- Detached Bungalow
- Lounge & Separate Dining Room
- Conservatory
- Gardens with Open Field View
- Viewing Recommended

Tenure: Freehold EPC Rating: D

guide price

**£375,000 - £400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111882 - 0005

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