



**Dysart Road, Grantham NG31 7LW**

**welcome to**

**Dysart Road, Grantham**

CORNER PLOT - Perfect family home, in a great location close to schools and in close proximity to the town centre. This well presented detached house with the potential to extend (subject to planning permission), offers spacious accommodation throughout.



### **Entrance Hall**

Entering through a part glazed door into the entrance hall, there are stairs leading to the first floor landing, terracotta tiled flooring, and doors leading to the lounge and dining room.

### **Lounge**

14' 2" x 12' 4" ( 4.32m x 3.76m )

With a window facing the front aspect, carpet, brick built fireplace with woodburner, a radiator and door leading through to the kitchen.

### **Dining Room**

11' 11" max x 10' 10" ( 3.63m max x 3.30m )

With a window facing the front aspect, fireplace and multi fuel burner, exposed floorboards and a radiator.

### **Kitchen**

9' 11" x 13' 9" ( 3.02m x 4.19m )

With a window facing the rear aspect and having a range of cream units to both the floor and eyelevel with grey worktops over, tiled splashbacks, and sink with drainer. The kitchen also offers an oven, gas hob, under the stairs storage cupboard, grey laminate flooring, and doors leading into the utility and out to the rear garden.

### **Utility**

6' 1" x 5' 10" ( 1.85m x 1.78m )

With a window to the rear aspect, with plumbing for a washing machine and space for two appliances and grey laminate flooring.

### **First Floor Landing**

With carpet, hatch access to the loft and doors leading to all bedrooms and the bathroom.

### **Bedroom One**

12' 6" max x 10' 11" ( 3.81m max x 3.33m )

With a window facing the front aspect, grey carpet, a radiator and storage cupboard.

### **Bedroom Two**

12' max x 10' 11" ( 3.66m max x 3.33m )

With a window facing the front aspect, carpet and a radiator.

### **Bedroom Three**

10' x 9' ( 3.05m x 2.74m )

With a window facing the rear aspect, grey carpet, built-in wardrobe and a radiator.

### **Bedroom Four**

9' x 8' 5" ( 2.74m x 2.57m )

With a window facing the rear aspect, carpet, a radiator, sloping ceilings (restricted head height).

### **Family Bathroom**

6' 5" x 5' 10" ( 1.96m x 1.78m )

Family bathroom comprises of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, grey wooden effect vinyl flooring tiles and sloping ceilings (restricted head height).

### **General Description Outside**

Approaching the property which is located on a corner plot there are lawns to the front and side to the rear there are two outbuildings to one for storage and an outdoor WC, decking area, ideal for outside dining and lawns to three sides.



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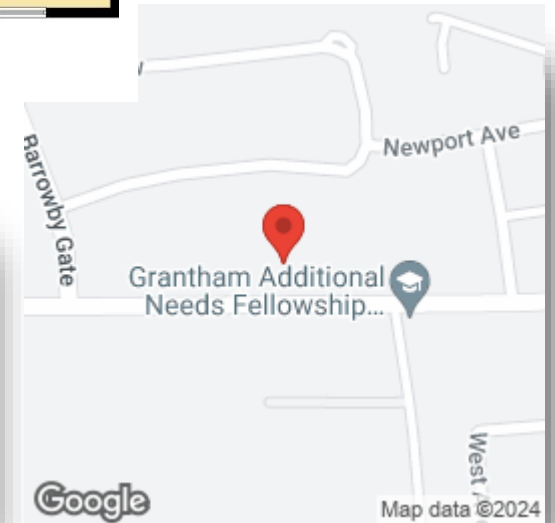
## Dysart Road, Grantham

- Detached Family House
- POTENTIAL TO EXTEND (Subject to Planning Permission)
- Spacious Accommodation
- Four Bedrooms
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

offers in excess of

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)