



Dudley Road, Grantham NG31 9AA

welcome to

Dudley Road, Grantham

GUIDE PRICE £325,000 - £335,000 BEAUTIFUL PERIOD HOME renovated to a very high standard. VIEWING IS A MUST to appreciate the size and condition of this stunning family home. Boasting many additional features, open plan family dining kitchen, ensuite to the main bedroom, guest suite and garage.



Entrance Hall

Part glazed door leading into the entrance hall. with a staircase to the first floor, and staircase leading down to the basement floor. Laminate flooring, and oak veneer internal doors leading to the reception rooms.

Lounge

11' 7" x 11' 6" (3.53m x 3.51m)

With a walk in bay window, tall ceiling and deep skirting boards. Feature inglenook fireplace with inset multi fuel burner. Radiator to one wall and spotlights to the ceiling.

Open Plan Dining Kitchen

22' 5" x 11' 7" max (6.83m x 3.53m max)

Full length measurements of the open plan dining kitchen.

Dining Area

11' 7" x 12' 5" (3.53m x 3.78m)

This spacious open plan dining/kitchen area boasts a feature brick fireplace, radiator to one wall, tall ceilings with inset spotlights, deep skirting boards, laminate flooring, and a window to the side aspect. Ideal for family dining, comfortably seating a table for 6 - 8 people.

Kitchen

11' 6" x 10' (3.51m x 3.05m)

This beautifully fitted Howdens kitchen, has a range a light grey coloured units at both floor and eye level, with decorative tiled inset chimney feature providing space for the 5 ring gas hob and electric range cooker. One and a half sink unit with single drainer and mixer tap over. Integrated dishwasher. Space for an american style fridge freezer. Wall mounted cupboard housing the combi-boiler. Window to the rear aspect with views over the garden.

First Floor Landing

Staggered staircase with a radiator at the middle level, this generous size landing area has two windows to the side aspect, giving lots of light and a fitted radiator. Tall ceiling and open balustrade staircase. Doors leading off to the two main double bedrooms and to the family bathroom.

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

This beautifully decorated good size double bedroom has two windows to the front aspect, radiator, and a feature floating ceiling with inset spotlights



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Master Bedroom

11' 8" x 9' 8" (3.56m x 2.95m)

Also decorated to a high standard this second double bedroom has the added feature of an ensuite shower room. With a window to the rear aspect, radiator and tall ceiling with inset spotlights. Door leading to the ensuite shower room.

Ensuite Shower Room

This newly created ensuite shower room is a super addition to this home.

With a fitted shower cubicle, low level wc and wash hand basin, part tiling to the walls, heated towel rail and spotlights to the ceiling.

Family Bathroom

8' 1" x 8' 1" (2.46m x 2.46m)

This generous size family bathroom boasts an indulgent free standing bath, low level wc and double vanity unit sink with white high gloss fitted cupboard surround. Heated towel rail. Tiled flooring.

Guest Suite/bedroom Three

22' x 11' 2" max (6.71m x 3.40m max)

This generous size bedroom suite would be ideal for a teenager or as a guest suite for visiting family/friends, comprising of a double bedroom area, openplan kitchen area, and shower room.

Laminate floor, radiator, and window to the side aspect. Kitchen Area - Comprising of a range of fitted units. Fitted electric induction hob, sink unit with a mixer tap over. Integrated fridge, and plumbing for an automatic washing machine. Soft fluorescent lighting. Radiator and window to the rear aspect. Part glazed door leading out into the garden.

Shower room - Newly fitted shower room with a fitted shower cubicle, low level wc and wash hand basin, heated towel rail and window to the rear aspect.

Cinema Room

13' 2" x 10' 9" (4.01m x 3.28m)

WOW What a room - One that every family would love. Boasting fitted sofa seats to the stunning wood panelled walls, feature wood flooring. Built in cupboards housing the meters. Decorative lighting.

Description Outside

Situated on a very sought after road within the town, the frontage of the property has a small dwarf wall and garden area. Drive way to the side to provide off road parking for two cars and leading to the single detached garage.

Single Garage - With up and over door, and window to the side aspect.

Steps leading to the rear garden.

With a lawn that would be a gardeners dream, this stunning landscaped garden leads down to the river. With a Patio area immediately to the rear of the property, which is ideal for outside dining. Steps leading down to the main lawned area with surrounding mature shrubs and flower borders.

This leads onto a feature decked area, also ideal for the evenings and outside dining, with lovely river side views. The garden is fully enclosed with fencing and hedging, secure for a family with young children and pets.

Agents Note :

This property is located in a conservation area. The property is also on a 5000 year lease since 1882, with no peppercorn rent payable.

Lease term left is 4858 years.

The current EPC rating is C

Further Information

Viewing is highly advised to appreciate how well maintained the property is throughout, and its accessible location in the town.

The growing market town of Grantham is located just off the A1 and can be accessed by the A52 from Nottingham. The town is linked to many cities including Peterborough and Nottingham, with London Kings Cross being approx. 65 minutes journey from Grantham Train Station. The town has a range of restaurants and cafes, clothing shops and boutiques. With local schooling including the highly regarded Kings School & KGGS.

welcome to

Dudley Road, Grantham

- Traditional meets beautiful modern living
- Three bedroom period family home with three bathrooms
- Open plan family dining kitchen
- Guest suite to one floor
- Stunning gardens leading to the river

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 5000 years from 06 Apr 1882. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

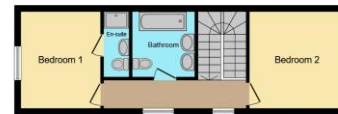
£325,000 - £335,000



Lower Ground Floor



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property



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Property Ref:
GST112051 - 0005

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