



Lindisfarne Way, Grantham NG31 8ST

welcome to

Lindisfarne Way, Grantham

Beautiful detached family house in a very popular part of Grantham offering spacious living accommodation including a conservatory, outdoor space for entertaining, and off road parking with a garage. With a modern feel throughout this family home is now looking for it's new owner, call us to view !



Entrance Hall

Entering through a double glazed front door, there is a radiator, tiled flooring, telephone point, staircase leading to the first floor landing and access into the Downstairs Cloakroom, Lounge and Kitchen.

Downstairs Cloakroom

The Downstairs Cloakroom is fitted with a two piece white suite, comprising of wash hand basin with tiled splash backs and W.C. There is also a radiator, tiled flooring and extractor fan.

Lounge

17' 6" into bay max x 11' 1" (5.33m into bay max x 3.38m)
With a Bay fronted window, dark wooden effect laminate flooring, a feature fireplace with gas fire mantle piece surround, TV point and two radiators.

Open Plan Dining Kitchen

26' 2" x 10' 3" (7.98m x 3.12m)
The open plan dining kitchen living space has two windows looking out to the rear garden aspect and French doors into the conservatory. The Kitchen boasts a range of gloss wooden effect units to both the floor and eye level units with granite work tops above and white decorative tiled splash backs. Benefitting from an black sink with mixer tap and side drainer , American fridge freezer, five ring gas hob with extractor hood above and double electric oven, tiled flooring, down lighters in the dining area, radiator and heated towel rail.

Utility Room

The Utility room is also fitted with a range of units and drawers to the floor and eye level with work surfaces above, plumbing space for appliances, also housing the boiler (which the vendor has advised has recently been replaced), tiled flooring, back door to the rear garden, radiator and internal access into the garage

Conservatory

15' 3" x 8' 8" (4.65m x 2.64m)
With tiled flooring and under floor heating installed (however vendor has never used) an Air Conditioning unit, and patio doors leading out to the rear garden- ideal for outdoor dining.

Stairs And Landing

With grey carpeted stairs leading up to the landing, there are doors leading to all bedrooms and family bathroom. Fitted with grey wooden effect laminate flooring, an airing cupboard housing the water cylinder, loft access via a drop down ladder, which the vendor advises is partly boarded.

Master Bedroom

14' 3" max x 12' 1" (4.34m max x 3.68m)
With a window to the front aspect, grey wooden effect laminate flooring, radiator, 'His and Hers' built in wardrobes and a door giving access into the en-suite shower room.

En Suite Shower Room

With a window to the front aspect the en suite is fitted with a three piece modern white suite comprising of double shower cubicle, wash hand basin with built in vanity sink unit, mirror above and W.C. There is also a heated towel rail, tiled flooring, extractor fan, down lighters and fitted wall cabinet.

Bedroom Two

12' 2" max x 9' 8" (3.71m max x 2.95m)
With a window to the rear aspect, laminate flooring, radiator and built in wardrobes.

Bedroom Three

12' 6" x 8' 4" (3.81m x 2.54m)
Into bedroom three there is a window to the front aspect, grey wooden effect laminate flooring, radiator and built in wardrobe.

Bedroom Four

10' 5" x 8' 5" max (3.17m x 2.57m max)
With a window to the rear aspect, grey wooden effect laminate flooring and radiator.

Family Bathroom

With a window to the rear aspect, the bathroom is fitted with a three piece modern white suite comprising of 'P'shaped bath with mains shower over and shower screen, wash hand basin with vanity sink unit and mirror above and low level WC. There is also wall fitted cabinets, shaving point, extractor fan, down lighters, stainless steel, heated towel rail and tiled floor to ceiling.



view this property online williamhbrown.co.uk/Property/GST112082



welcome to

Lindisfarne Way, Grantham

- Four Bedroom, Detached House
- Conservatory
- Immaculately Presented Throughout
- En-Suite and Family Bathroom
- Off Road Parking with Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112082



Property Ref:
GST112082 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk