

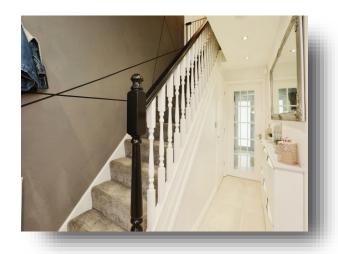
Lindisfarne Way, Grantham NG31 8ST



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 gardenideal 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 ensuite 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.





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

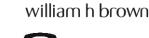


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01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

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