



North Parade, GRANTHAM NG31 8AT

welcome to

North Parade, GRANTHAM

GUIDE PRICE £575,000 - £600,000 - Stunning, bespoke bungalow including an annex. Plenty of off road parking, summerhouse, garage and workshop. Spacious accommodation presented to a high standard throughout. Viewing is essential to appreciate what's on offer !!!



Entrance Hall

Entering the property through a part glazed UPVC door into the hallway with a radiator, grey carpet, coving to the ceiling, doors leading to all bedrooms, family bathroom, and kitchen and hatch access to the loft (which the vendor advises has a drop-down ladder). This substantial loft space features a round window, Velux window, electrics, and carpet. Potentially this could be used as an office/gym/bedroom (subject to planning permission) Also housing the unvented boiler which services both the main bungalow and the Annexe both of which have their own central heating remotes.

Lounge

17' x 22' (5.18m x 6.71m)

With carpet, a radiator, staircase leading up to the attic conversion, coving to the ceiling, feature fireplace with electric fire and tiled hearth, bifold doors leading out to the rear garden, and a door leading into the annex.

Kitchen/Diner

22' 2" x 19' 9" max (6.76m x 6.02m max)

With dual aspect windows to both sides this fabulous L-shaped kitchen boasts a range of three toned units to both the floor and eyelevel to include grey high gloss, grey wood effect and cream gloss units. Benefiting from a range of NEFF integrated appliances to include a slide and hide oven, microwave and oven, separate plate warmer, induction hob, and extractor hood, two wine coolers, and soft close units. An island with overhead lighting features white worktops over units, an instant hot and cold tap with integrated sink, integrated double drawer fridge. There are also spotlights to the ceiling, floor lights to the plinths, built-in NEFF freezer plus another fridge, and two plumbing spaces for washing machine and dishwasher, sink with rinse and side drainer, grey laminate flooring, two radiators and bi-folding doors leading through to the lounge.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m)

With a bay window to the front aspect, and oak door, grey carpet, coving to the ceiling, a radiator

Bedroom Three

13' 9" x 8' (4.19m x 2.44m)

With a window facing the side aspect, oak door, grey carpet, a radiator and coving to the ceiling.

Bedroom Four

9' x 11' (2.74m x 3.35m)

With a bay window to the front aspect, oak door, grey carpet, a radiator and coving to the ceiling.

Bedroom Five

8' 6" x 10' 6" max (2.59m x 3.20m max)

With a window to the front aspect and an oak door, fitted wardrobes, grey carpet, a radiator, and coving to the ceiling.

Family Bathroom

7' 5" x 7' 4" (2.26m x 2.24m)

With a window facing the side aspect and an oak door, P-shaped bath with rain shower over, vanity sink unit with mosaic tiled splashbacks, low level WC, partially tiled walls, a radiator, vinyl flooring and spotlights to the ceiling with an LED mirror.

Staircase To Master Suite

Having a staircase leading up to the master bedroom with carpet, spotlights to ceiling and a door leading into the master bedroom.

Master Bedroom

13' 3" x 10' 5" (4.04m x 3.17m)

Beautiful bright room with windows to the side and patio doors leading out onto the balcony which overlooks the gardens. There is a built-in double wardrobe, carpet, spotlights to the ceiling and open into the en-suite shower room.

En-Suite Shower Room

5' 1" x 13' 1" (1.55m x 3.99m)

En-suite shower room with sloping ceilings (restricted head height, with a roof light to the side aspect black vinyl flooring with spotlights built-in. There are also spotlights to the ceiling, a shower cubicle with sparkly boarding, rain mains shower control, white gloss vanity sink unit with splashback, and LED mirror above, also with a heated towel rail, low level WC and bidet.

Annexe

With its own part glazed UPVC door and private access. There is also a door leading from the lounge into an entrance hall which has coving to the ceiling, a radiator, wooden effect laminate flooring, hatch access to the loft and access doors leading to the family room and kitchen.

Wet Room - 7.9 x 4.8 - Fully tiled walls, vinyl flooring, a radiator and a window to the front aspect with low-level WC, floating sink, an electric shower and a bidet.

Kitchen - 13.9 x 12.5 - With a range of two coloured units to include grey matte and light wood effect, bespoke glass drawers, with oak worktops over to both the floor and eyelevel, coving to the ceiling, and a window to the side aspect. There are a range of integrated appliances to include a Neff induction hob and extractor hood above Candy double oven, under counter plumbing for a washing machine and dishwasher. Chrome sink with mixer tap, side drainer and rinser, under counter fridge and freezer, wooden effect laminate flooring, and an open archway into the living space.

Family Room/Annex Living Room - 14.7 x 12.2 - With bi-folding doors leading out onto a paved patio area at the rear, a radiator, coving to the ceiling, grey carpet and a door leading into the bedroom.

Bedroom - 14.3 x 12.4 - With a window to the rear aspect, grey carpet, coving to the ceiling and a radiator.

General Description Outside

Approaching the property, there are double gates with a concrete driveway with parking for two to three vehicles and further gravel parking for another three vehicles leading up to single garage, also providing gating access and to access the property into the entrance hall or kitchen or annex.

The rear garden provides a patio from both the living room and annex family room. There is a step up onto the grass lawn which has raised flowerbed borders enclosed by fencing. There is a passage to the side of the property giving access to the garage as well as leading to the rear of the garden, which has a raised decking. There is a shed, summer house and hot tub enclosure on a raised gravel base to the rear with a further garage/workshop. This is the perfect garden entertaining or just relaxing with the drink of your choice.



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North Parade, GRANTHAM

- Detached Bespoke Bungalow
- Spacious Accommodation
- Well Presented Throughout
- Master Bedroom with Balcony and En-Suite
- Ample Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

£575,000 - £600,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST111973 - 0004

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