



**The Belfry, Grantham NG31 9QL**



**welcome to**

**The Belfry, Grantham**

Well presented throughout this lovely detached family house boasts spacious living accommodation, there is a breakfast kitchen, conservatory, and four bedrooms. Featuring a double garage, with patio and lawn to the rear. Viewing is essential to appreciate what's on offer !!



## Entrance

Entering the property through a part glazed door into the entrance hall with carpet, door to the downstairs cloakroom, utility room, dining room and staircase leading to the first floor landing.

## Downstairs Cloakroom

Having a window to the front aspect, sink and low level WC.

## Utility Room

5' 6" x 8' 8" ( 1.68m x 2.64m )

Comprising of the same white cottage style units to both the floor and eye level with grey mottled worktops over, stainless steel sink with drainer. With a window and door leading out to the side aspect. Wall mounted boiler, ceramic tiled flooring and an extractor fan. Door leading through into the breakfast kitchen.

## Breakfast Kitchen

11' 1" x 8' 8" ( 3.38m x 2.64m )

With a window to the rear aspect, white cottage style units to both the floor and eyelevel with grey mottled worktops over, sink with mixer tap. Double oven with hob and extractor hood above and integrated microwave. Ceramic tiled flooring, under counter lighting and door leading into the dining room.

## Dining Room

11' 1" x 10' 7" ( 3.38m x 3.23m )

With a window facing the rear aspect, wooden effect flooring, coving to the ceiling, a radiator and open archway through to the lounge.

## Lounge

17' x 10' 5" ( 5.18m x 3.17m )

With a bay window to the front aspect, and sliding patio doors into the conservatory to the rear this lovely bright lounge has a feature fireplace with white surround and electric fire. Radiator, carpet, and coving to the ceiling.

## Conservatory

This beautiful large L-shaped conservatory features a dwarf wall, pitched roof with ceiling fan, vinyl wood effect flooring, electrics and French doors leading out to the rear garden.

## First Floor Landing

With a lovely arched window facing the front aspect between floors, staggered staircase with carpet, and doors leading to all bedrooms, storage cupboard and shower room.

## Master Bedroom

10' 5" x 9' 5" ( 3.17m x 2.87m )

With a window to the rear aspect, fitted wardrobes and cupboards, carpet, spotlights to the ceiling a radiator and door leading into the en-suite.

## En-Suite Shower Room

With a corner shower cubicle, vanity sink unit, low level WC, and heated towel rail and window to the front aspect.

## Bedroom Two

8' 9" x 10' 5" max ( 2.67m x 3.17m max )

With a window to the front aspect, carpet, coving and spotlights to the ceiling and a radiator.

## Bedroom Three

7' 5" x 10' 8" ( 2.26m x 3.25m )

With a window to the rear aspect, carpet, coving and spotlights to the ceiling and a radiator.

## Bedroom Four

7' 5" max x 8' 2" ( 2.26m max x 2.49m )

With a window to the rear aspect, storage cupboard, carpet, coving to the ceiling, and a radiator.

## Family Shower Room

5' 6" x 6' 9" ( 1.68m x 2.06m )

With a window to the front aspect, double width shower cubicle, vanity sink unit with storage, low level WC, tiled flooring, with fully tiled walls, heated towel rail and an extractor fan.

## General Description Outside

Approaching the property to the front there is a concrete driveway for approximately 2-3 vehicles leading to a double garage, small lawn, pathway and gate leading through to the rear of the property. Block paving leading to the front door, gate access also leading through to the rear.

The rear garden features a block paved patio area perfect for outside dining with pathway leading round to the side gate. Lawn, hedging, wall to the rear and fencing. Shed and borders with mature shrubs.

The property also benefits from solar panels.



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## The Belfry, Grantham

- Detached Family House
- Spacious Living Accommodation
- Conservatory
- Four Bedrooms
- Double Garage

Tenure: Freehold EPC Rating: B

**£340,000**



Please note the marker reflects the postcode not the actual property

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