



**Brittain Drive, Grantham NG31 9JY**





**welcome to**

**Brittain Drive, Grantham**

SPACIOUS THREE BEDROOM semi-detached family house, Beautifully presented throughout with a conservatory leading out onto decking, perfect for entertaining ! Dining kitchen, good size lounge, and bathroom. Close to local amenities. Give us a call to book your viewing.



### **Entrance**

Double glazed front door, laminate floor, radiator, telephone point, staircase off with storage space below, access to the consumer unit and access into the Lounge and Kitchen/ Diner.

### **Lounge**

12' x 13' 9" ( 3.66m x 4.19m )

With feature electric fireplace, radiator and laminate floor. Window to the front aspect and glazed double doors into the dining kitchen.

### **Dining Kitchen**

20' 10" x 8' 6" ( 6.35m x 2.59m )

Having a range of units at both floor and eye level, with work surfaces over. Stainless steel sink with a single drainer with tiled splash backs. Electric oven and gas hob with extractor hood above. Space for appliances and breakfast bar. Tiled floor, radiator, uPVC double glazed French doors into the Conservatory, glazed double doors into the lounge.

### **Conservatory**

With french doors leading out to the garden.

### **Rear Lobby**

Tiled floor, double glazed back door and access into the WC.

### **Downstairs Wc**

With a window to the rear aspect, tiled floor, low level WC and access to the consumer boiler.

### **First Floor Landing**

Window to the side aspect, hatch access to the loft.

### **Bedroom One**

12' x 10' 4" ( 3.66m x 3.15m )

With a built in full length wardrobe,, radiator and window to the front aspect.

### **Bedroom Two**

13' 4" x 8' 6" ( 4.06m x 2.59m )

With a window to the rear aspect and a radiator.

### **Bedroom Three**

9' 1" x 8' 6" ( 2.77m x 2.59m )

Window to the front aspect, radiator and telephone point.

### **Family Bathroom**

Three piece suite comprising bath with shower over, wash hand basin and wc. Vinyl floor, part tiling to the walls, radiator and window to the rear aspect.

### **General Description Outside**

This lovely size family garden is mainly lawned, with a feature raised decking area ideal for outside dining. Garden shed, fenced boundary and gated side access to the front of the property.

### **Agents Notes**

Please note that this is a non standard construction type of build, and that it would be beneficial to speak with our mortgage advisor Natasha to check which mortgage lenders offer mortgages on this style of home.



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welcome to

## Brittain Drive, Grantham

- THREE BEDROOMS
- WITH A LOVELY FAMILY GARDEN
- DINING KITCHEN AND CONSERVATORY
- SEMI DETACHED
- CLOSE TO THE TOWN

Tenure: Freehold EPC Rating: C

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST109300 - 0009

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