



Sudbury Road, Grantham NG31 7FR



welcome to

Sudbury Road, Grantham

OFFERS IN EXCESS OF £390,000 - FIVE bedroom family home with spacious accommodation throughout. Three reception areas, open plan living/kitchen area and utility room. Three bathrooms, double garage and gated frontage, landscaped gardens to the rear.



Entrance

Part glazed door leading into the entrance area.

Entrance Hall

This spacious entrance area has high gloss tiled flooring, radiator, window to the front aspect and staircase to the first floor.

Lounge

This dual aspect lounge has a feature stone fireplace with inset living flame electric fire. Two radiators, coving to the ceiling, a window to the front aspect and French doors leading to the rear garden.

Dining Room/Family Room

This formal dining room can be used as a second family room if required, With coving to the ceiling, radiator, and a window to the front aspect.

Open Plan Kitchen/Living Area

This spacious room offers open plan living, which is very popular. With cream high gloss, soft closing kitchen drawers and units at both floor and eyelevel, with work surfaces over. One and a half sink unit with a single drainer and a mixer tap over. Decorative tiled splashbacks. Built-in double electric oven, gas hob and extractor hood above. Plumbed in American fridge freezer (available by separate negotiation). Water softener system available throughout the whole house. And plumbed in boiling hot water tap to the kitchen. High gloss tiled flooring. With a window to the rear aspect and french doors leading out to the garden and also a second door leading through to the utility room.

Utility Room

Having worktop space with a fitted stainless steel sink unit and a single drainer. Plumbing for an automatic washing machine and space for a dryer also. Wall mounted boiler, tiled flooring, radiator and door leading to the rear garden.

Downstairs Cloakroom

With a low-level WC, pedestal wash hand basin and decorative tiled splashbacks. Radiator and a window to the front aspect.

First Floor Landing Area

This spacious landing area has a window to the front aspect, and is an ideal space for a home office working area. With a door leading to a spacious airing cupboard, radiator and doors leading off to the bedrooms and family bathroom. Staircase to the second floor.

Master Bedroom Suite

This beautiful master bedroom suite as a window to the front aspect, radiator, and coving to the ceiling.

Open plan walk-through to the dressing area, window to the rear aspect, radiator and door leading to the ensuite full bathroom.

Dressing Area

With built in triple set of double wardrobes.

Ensuite Bathroom

Comprising of a bath, separate shower cubicle with a waterfall shower, low-level WC, pedestal wash hand basin. Part tiling to the walls, spotlights to the ceiling and a window to the front aspect.

Bedroom Two

Generous size guest bedroom with a built-in double wardrobe, radiator and a window to the side aspect.

Bedroom Five

This bedroom has a window to the front aspect and a radiator.

Family Bathroom

Full size bathroom suite comprising of a bath with a separate shower cubicle, pedestal wash and basin, low-level WC. Laminate flooring, radiator, spotlights to the ceiling and window to the side aspect.

Second Floor Landing

Spacious landing area with a window to the front aspect, door leading to a large storage cupboard, radiator, and access to bedrooms three and four.

Bedroom Three

Very generous size bedroom to the second floor with two lots of built in double wardrobes, radiator and three windows providing lots of light.

Bedroom Four

Very generous size bedroom to the second floor with two lots of built in double wardrobes, radiator and three windows providing lots of light.

Jack N Jill Shower Room

Comprising of a good size shower cubicle, low-level WC and pedestal wash handbasin, part tiling to the walls, radiator, laminate flooring and skylight window.

Description Externally

Approaching the property there is a small garden frontage which has been gravelled for easy maintenance and which has a dwarf wall and wrought iron low level fencing.

Tarmac driveway to the side of the property providing off-road parking for at least four vehicles (with ample space for a motorhome or caravan). With tall wrought iron gated frontage for extra security the driveway leads to the detached double garage, with up and over doors light and electricity and a personal door to the side.

Gated access leads to the rear garden, which has a raised feature paved patio area for outside dining. This leads to a lawn area with pretty flower borders and shrubs. Pagoda and decking providing a further outside entertainment area. The garden is fully enclosed, and sits in a nice sunny position.

This home is very well presented throughout and must be viewed to appreciate the size of accommodation on offer and the presentation throughout.



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welcome to

Sudbury Road, Grantham

- SUPERSIZE FAMILY HOME
- FIVE DOUBLE BEDROOMS AND THREE RECEPTION AREAS
- OPEN PLAN LIVING/KITCHEN AREA
- MASTER BEDROOM SUITE
- THREE BATHROOM SUITES

Tenure: Freehold EPC Rating: C

offers in excess of

£390,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST112401 - 0007

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