



**Chester Gardens, Grantham NG31 8RE**

**welcome to**

**Chester Gardens, Grantham**

\*GUIDE PRICE £365,000 - £375,000\* - Beautiful three bedroom bungalow in a sought after location. If you enjoy gardening this is the property for you !! Fully modernised throughout and presented to a high standard, with off-road parking, and a conservatory. Viewing is a Must .....



### **Entrance**

With a new composite front door with side window panels, leading into the spacious entrance hall area.

### **Entrance Hall**

With solid oak wood flooring, radiator and doors leading off to all rooms.

### **Lounge**

22' 8" x 14' 2" ( 6.91m x 4.32m )

With solid oak wood flooring, new uPVC bow window to the front, beautiful fitted fireplace with inset electric living flame style fire. Coving to the ceiling, two radiators and sliding glazed doors leading to the conservatory.

### **Conservatory**

11' 5" x 9' 6" ( 3.48m x 2.90m )

With light grey vinyl flooring, radiator, glazed lantern light ceiling and French doors leading to the beautiful landscaped rear gardens.

### **Dining Breakfast Kitchen**

16' 7" x 15' 7" max ( 5.05m x 4.75m max )

This modern fitted kitchen with a range of light grey high gloss units at both floor and eye-level with wood grain effect work surfaces over. Solid wood flooring. One a half sink unit with a single drainer and a mixer tap over. Built-in electric oven, microwave and induction hob with an extractor hood above, decorative panel to the rear of the cooker. Cupboard housing the central heating boiler. Skirting board heating.

Door leading to the spacious pantry. Breakfast bar area, open access to the dining area which has a window to the front and rear aspects, and open plan walk-through to the utility area.

### **Utility Area**

7' 3" x 5' 3" ( 2.21m x 1.60m )

With solid wood flooring, light grey high gloss units at both floor and eyelevel, inset circular sink, radiator and part glazed door leading out to the rear.

### **Hallway**

With the door leading to a large storage cupboard.

### **Master Bedroom**

13' 1" max x 10' 6" ( 3.99m max x 3.20m )

A very good size double bedroom having a range of built-in fitted wardrobes to one wall with sliding mirror doors, laminate flooring, radiator, and coving to the ceiling.

Window to the rear aspect.

### **Bedroom Two**

10' 6" x 9' 3" ( 3.20m x 2.82m )

With a window to the rear aspect, laminate flooring, radiator, coving to the ceiling arrange of fitted wardrobes to one wall with sliding doors.

### **Bedroom Three**

9' 9" x 8' 9" ( 2.97m x 2.67m )

With a large built-in wardrobe with sliding doors to the front, laminate flooring, radiator and coving to the ceiling and a window to the side aspect.

### **Family Shower Room**

7' x 6' 4" ( 2.13m x 1.93m )

With a circular shape shower cubicle, low level WC and built-in vanity sink unit with cupboards below. Vinyl flooring, fully tiled walls, extractor fan, shaving point, heat towel rail and a window to the side aspect.

### **General Description Outside**

Approaching the property there is an easy maintenance gravelled frontage with some shrubs and pots. Block paved pathway leading to the front door which has a tall wrought iron gate giving access through to the rear garden.

Detached double garage with an up and over door, light and power and a personal door to the rear. To the front of the garage, there is parking for two cars and also space to the side for a small motorhome or caravan.

The rear of the property is the highlight of this beautiful bungalow. The gardens are of a very good size and split into three sections.

To both sides of the bungalow, there is a generous paved area. On leaving the utility area of the bungalow there is a beautiful paved Indian stone pathway down the side of the bungalow with flowered and well stocked borders and flowered trellises along fencing.. with beautiful lavender flowerbeds and feature archway with Jasmine leading through to a large shaped lawn area. This section of the garden has many beautiful flowerbeds along the borders which also leads to a raised pond area and a second paved patio area ideal for outside dining.

There is a large rooftop enclosed pagoda with a decking base which provides a further external entertainment area.

There is also an electric point for a barbecue, a water butt and two water taps to the rear of the property. A second archway with climbing roses leads to the middle section of the garden which is also lawned for easy maintenance and leads to the rear of the garden which has a gateway leading to a greenhouse and further storage area.

There is a shed which is to be included, with power and lighting.

This is a lovely private garden, ideal for a family or for keen gardeners, and must be viewed to appreciate the beauty and size.



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## Chester Gardens, Grantham

- Detached Bungalow
- Sizeable Conservatory
- Three Bedrooms
- Extensive Gardens
- Fully Modernised Throughout

Tenure: Freehold EPC Rating: Awaiting

guide price

**£365,000 - £375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112447 - 0003

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