



**Ascot Drive, Grantham NG31 9TB**





**welcome to**

**Ascot Drive, Grantham**

Lovely family house in a great location, offering a lounge/diner, modern kitchen, with cloakroom, three bedrooms one with an en-suite and family bathroom. Beautiful rear garden mainly laid to lawn and block paved patio, off road parking and garage. Viewing Essential



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with doors to the lounge, kitchen, cloakroom, storage cupboard and staircase leading to the first floor landing.

### **Cloakroom**

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

### **Lounge**

14' 4" x 11' ( 4.37m x 3.35m )

Lovely light room with a bay window to the front aspect, feature fireplace with surround, hearth and inset gas fire. Carpet, radiator, coving to the ceiling and archway through to the dining room.

### **Dining Room**

With French doors leading out onto the rear patio, carpet, radiator and coving to the ceiling.

### **Kitchen**

8' 4" x 8' 7" ( 2.54m x 2.62m )

With a window to the rear aspect and having a range of white units to both the floor and eye level with wooden worktops over, stainless steel sink, side drainer, mixer tap and white subway splashback tiling. There is a wall mounted boiler, plumbing for a washing machine/dishwasher, space for appliances. Zanussi integrated oven, hob and extractor hood above. Wooden flooring, coving to the ceiling, radiator and part glazed door leading out to the side of the property.

### **Bedroom One**

11' 5" x 9' 2" ( 3.48m x 2.79m )

With a bay window to the front aspect, fitted wardrobes and cupboards for storage, carpet, coving to the ceiling, radiator and door leading into the en-suite.

### **En-Suite**

With a shower cubicle, small hand basin, low level WC, radiator and vinyl flooring.

### **Bedroom Two**

11' 1" x 8' 4" ( 3.38m x 2.54m )

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

### **Bedroom Three**

8' 4" x 5' 9" ( 2.54m x 1.75m )

Currently being used as an office, this room has a window to the rear aspect, carpet, radiator and coving to the ceiling.

### **Family Bathroom**

With a window to the front aspect, bath with shower attachment, pedestal wash hand basin, low level WC, radiator, partial tiling to the walls and tile effect laminate flooring,

### **General Description Outside**

Approaching the property to the front there is a tarmac driveway for approximately two vehicles, leading to a single garage. Small lawn with mature shrubs and trees and giving gated access through to the rear garden.

The rear garden is beautifully kept mainly laid to lawn with a sizeable patio area perfect for outside dining and entertaining. There are shrubs to the borders with hedging and fencing.



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## Ascot Drive, Grantham

- Detached House
- Lounge/Diner
- Modern Kitchen
- Cloakroom/En-Suite & Family Bathroom
- Beautiful Gardens, off road parking & Garage

Tenure: Freehold EPC Rating: D

# £260,000



Please note the marker reflects the postcode not the actual property

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