



Garden Close, Grantham NG31 9EF

welcome to

Garden Close, Grantham

We are acting in the sale of the above property and have received an offer of £435,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is C



Entrance Hall

Entering the property through a part glazed door into the entrance hall with wood effect flooring, radiator, doors leading into the lounge, kitchen, study, downstairs cloakroom, and staircase leading to the first floor landing.

Cloakroom

With a window to the side aspect and having a wash hand basin and low level WC.

Lounge

18' 6" x 12' 2" (5.64m x 3.71m)

With a window to the front aspect, feature fireplace with surround, hearth and inset fire, wooden effect flooring and a radiator.

Study/Dining Room

11' x 8' 4" (3.35m x 2.54m)

With a window to the rear aspect, wood effect flooring and a radiator.

Breakfast Kitchen

12' 5" x 14' 4" (3.78m x 4.37m)

With a window to the rear aspect and having a range of white handleless units to both the floor and eye level with dark marble effect worktops over, stainless steel sink with drainer and mixer tap. Integrated double oven, hob with extractor hood above. Radiator, tile effect flooring, downlighters to the ceiling, French doors leading out to the rear garden and door to the utility room.

Utility Room

8' 2" x 6' 3" max (2.49m x 1.91m max)

With a range of white handleless units to both the floor and eye level with dark worktops over, stainless sink with drainer, space for appliances, wall mounted boiler, tile effect flooring, downlighters to the ceiling and door leading out to the side of the property.

First Floor Landing

With a window to the side aspect, doors leading to three bedrooms, airing cupboard, family bathroom and staircase leading to the second floor.

Master Bedroom

16' 2" x 12' 4" (4.93m x 3.76m)

With a window to the front aspect, fitted wardrobes to one wall and a radiator.

En-Suite Shower Room

With a window to the side aspect, shower cubicle, pedestal wash hand basin, and low level WC.

Bedroom Four

14' 4" x 9' 1" (4.37m x 2.77m)

With a window to the rear aspect and a radiator.

Bedroom Five

13' x 9' 3" (3.96m x 2.82m)

With a window to the rear aspect, and a radiator.

Family Bathroom

6' 6" x 10' 7" max (1.98m x 3.23m max)

Having a four piece suite including a bath, shower cubicle, wash hand basin and low level WC.

Second Floor Landing

With doors leading to two bedrooms and shower room.

Bedroom Two - Second Floor

14' 1" x 10' 7" max (4.29m x 3.23m max)

With a window to the front aspect, radiator, tile effect flooring and sloping ceilings (restricted head height).

Bedroom Three - Second Floor

10' 7" x 13' 2" max (3.23m x 4.01m max)

With a window to the rear aspect, radiator, tile effect flooring and sloping ceilings (restricted head height).

Shower Room

With a shower cubicle, wash hand basin and low level WC.

General Description Outside

Approaching the property to the front there is a block paved driveway for off road parking leading to a single garage, there is a small grassed frontage with some hedging.

Side gate access through to the rear garden. The rear garden is enclosed by fencing and a personal door giving access to the garage.



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welcome to

Garden Close, Grantham

- Detached Family House
- Lounge and Dining Room
- Kitchen with Utility
- Five Bedrooms
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: C

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112609 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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