



Sunningdale, Grantham NG31 9PF

welcome to

Sunningdale, Grantham

GUIDE PRICE £230,000 - £240,000 - Modern throughout this extended semi-detached house benefits from spacious living accommodation with modern kitchen and bathroom. Beautifully presented throughout, Corner plot location benefitting from outdoor space, driveway and garage. Viewing is Essential.



Entrance Hall

Entering the property through a part glazed composite door into the entrance hall with radiator, understairs storage cupboard, coving to the ceiling, staircase rising to the first floor landing and doors into the cloakroom, lounge and kitchen.

Downstairs Cloakroom

With a window to the front aspect, vanity sink unit with partial tiling, low level WC and a radiator.

Lounge

15' 4" x 11' 3" (4.67m x 3.43m)

With French doors leading to the conservatory/dining room, coving to the ceiling, radiator, and grey effect flooring.

Kitchen

13' x 8' 3" (3.96m x 2.51m)

With a window to the front aspect, and having a range of handleless grey units to both the floor and eye level, grey effect worktops over, tile splashback, sink with side drainer and mixer tap. Integrated appliances include two Zanussi ovens, gas hob, extractor hood above, fridge freezer and washing machine. Coving to the ceiling, spotlights in the ceiling, wood effect flooring and newly fitted wall mounted boiler. There is a part glazed door leading out to the side of the property onto a paved patio area.

Dining Room

8' 9" x 12' 9" (2.67m x 3.89m)

Great extension to the property with a brand new room and currently being used as a dining room having windows looking out to the rear garden, carpet, spotlights in the ceiling, and patio doors leading out to the rear garden.

First Floor Landing

With carpet, coving to the ceiling, airing cupboard, hatch access to the loft and doors leading into the bedrooms and family bathroom.

Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m)

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

Bedroom Two

8' 3" x 9' 7" (2.51m x 2.92m)

Another double room with a window to the front aspect, coving to the ceiling, radiator and wood effect flooring.

Bedroom Three

6' 7" x 8' 1" (2.01m x 2.46m)

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

Family Bathroom

6' 6" x 6' 8" (1.98m x 2.03m)

With a window to the front aspect, and featuring a P-shaped bath with shower over, vanity sink unit, low level WC, heated towel rail, tiling to the walls and floor, coving to the ceiling, and an extractor fan.

General Description Outside

On a corner plot and approaching there is grey fencing and gate leading into the front, steps to the front door and gravelled area, perfect for pots. Gated access to the side leads through to the rear garden. To the side and rear is an extensive paved patio area perfect for outside dining and entertaining, lawn, decking, and large summerhouse. Gate to the rear provides access to the driveway and single garage.



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welcome to

Sunningdale, Grantham

- Semi-Detached Family House
- Corner Plot Location
- Extension Dining Room
- Three Bedrooms
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



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Property Ref:
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postcode not the actual property