

**Sunningdale, Grantham NG31 9PF** 

## welcome to

# **Sunningdale, Grantham**

\*ASKING PRICE £245,000\* - Detached bungalow on a corner plot, recently refurbished and located on the outskirts of Grantham. New kitchen with integrated appliances and bathroom. Spacious lounge, two double bedrooms, driveway, garage and lovely lawned garden to the rear.













#### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with new carpet, radiator, and window to the side aspect.

#### Lounge

17' 6" max x 12' 6" max ( 5.33m max x 3.81m max ) With a bay window to the front aspect, new carpet, radiator, coving to the ceiling, and living fireplace.

#### **Kitchen Diner**

13' 1" max x 9' 1" max ( 3.99m max x 2.77m max ) With window to the front and side aspect, and having a range of units to both the floor and eye level with worktops over, stainless steel sink, drainer, and mixer tap. Integrated oven, hob and extractor hood above, and dishwasher. Tiled walls and flooring, radiator and a part glazed door leading out to the side aspect. (fridge freezer to stay in the property). With space for a dining table.

#### **Hallway**

With new carpet, airing cupboard housing the boiler, doors to both bedrooms and bathroom.

#### **Bedroom One**

11' 9" x 12' 3" ( 3.58m x 3.73m )

With a window to the rear aspect, built-in wardrobes, new carpet, radiator and hatch access to the loft.

#### **Bedroom Two**

9' 1" x 9' 2" ( 2.77m x 2.79m )

With French doors to garden, new carpet and a radiator.

#### **Bathroom**

8' x 6' 3" ( 2.44m x 1.91m )

With a window to the side aspect, and comprising of a double shower unit, vanity sink unit, low level WC, partially tiled walls, vinyl flooring and a radiator.

#### **General Description Outside**

Corner location with an open frontage with lawn and driveway leading to a single garage.

The large rear garden features a large patio area ideal for outside dining or entertaining, low maintenance lawns, shed and access to the garage.

Single Garage with light and power





### welcome to

## **Sunningdale, Grantham**

- No Upwards Chain
- Newly Refurbished
- New Boiler with 10yr Warranty
- New Kitchen with Integrated Appliances
- Driveway, Garage, Patio and Lawned Gardens

Tenure: Freehold EPC Rating: D

£245,000









Sunningdale

Ascor

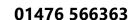
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112845



Property Ref: GST112845 - 0006 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.

f an ouyers r d only) you en or



william h brown



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.