



Glengorm Gardens, GRANTHAM NG31 8XJ

welcome to

Glengorm Gardens, GRANTHAM

GUIDE PRICE £245,000 - £255,000 - Built in 2020, this beautifully presented family home in a quiet cul-de-sac location offers spacious accommodation with off-road parking and enclosed rear garden. Close to some local amenities and good access to the A1 and A52. Viewing is Essential



Entrance Hall

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

Downstairs Cloakroom

Comprising of a wash hand basin, low level WC and vinyl flooring.

Lounge

15' 6" x 10' 7" (4.72m x 3.23m)

Dual aspect room with windows to the front and side aspects, carpet and a radiator.

Breakfast Kitchen

9' 6" max x 15' 5" (2.90m max x 4.70m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink with drainer, mixer tap and splashbacks. Integrated electric oven, gas hob and extractor hood, dishwasher, fridge/freezer and washing machine/tumble dryer. Space for appliances, radiator, laminate flooring. French doors leading out to the rear garden, window to the side aspect and space for a dining table.

First Floor Landing

Having storage space, hatch access to the loft, and doors leading to the bedrooms and family bathroom.

Master Bedroom

10' 9" x 10' 6" (3.28m x 3.20m)

With a window to the side aspect, carpet, radiator and door leading through to the en-suite.

En-Suite Shower Room

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

Bedroom Two

8' 9" x 11' 1" max (2.67m x 3.38m max)

Double room with a window to the side aspect, carpet and a radiator.

Bedroom Three

8' 9" x 6' 5" (2.67m x 1.96m)

Single room with a window to the rear aspect, carpet and a radiator.

Family Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

With a window to the side aspect, bath, pedestal wash hand basin, low level WC, tiling to the walls, vinyl flooring and a radiator.

General Description Outside

Approaching the property to the front having gravel and driveway for approximately two vehicles. Gated access to the rear.

The rear garden features lawn with patio area perfect for outside dining, raised area and a shed.

Benefitting from an outside tap, electric sockets.

Agents Note:

This property has an Annual Estate Service Charge of £103.58



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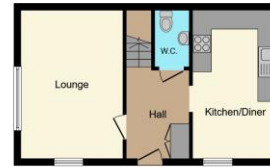
Glengorm Gardens, GRANTHAM

- Three Bedroom Semi-Detached House
- Modern Throughout
- Three Bedrooms
- En-Suite and Family Bathroom
- Off-Road Parking & Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£245,000 - £255,000



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112877 - 0005

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