



**Langford Gardens, Grantham NG31 8DW**



**welcome to**

**Langford Gardens, Grantham**

\*GUIDE PRICE £400,000 - £425,000\* - Detached family house in a great location for amenities, Queen Elizabeth Park, and schools. Beautiful property boasting spacious accommodation including a conservatory, study, four bedrooms. double driveway and garage. Viewing is Essential.



### Entrance Hall

Entering the property through an brick archway porch with part glazed door into the entrance hall benefitting from an understairs storage cupboard, tiled Karndean flooring, new staircase leading to the first floor landing, coving to the ceiling and a radiator.

### Cloakroom

With a window to the front aspect, and comprising of a pedestal sink, low level WC and radiator.

### Study

8' 1" x 9' ( 2.46m x 2.74m )

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

### Lounge

16' 6" x 11' 6" ( 5.03m x 3.51m )

With a bay window to the rear aspect and another window to the conservatory, feature fireplace with inset fire, two radiators, coving to the ceiling, and Karndean wood effect flooring.

### Kitchen

15' 4" x 8' 1" ( 4.67m x 2.46m )

With a window to the side aspect and having a range of white units to both the floor and eye level with quartz worktops over, Belfast sink with rinser, and mixer tap. Integrated oven, hob with extractor hood above, Karndean flooring, space for appliances and patio doors leading into the conservatory.

### Conservatory

11' x 14' 1" ( 3.35m x 4.29m )

With French doors to the garden, and Karndean flooring.

### First Floor Landing

With oak flooring, airing cupboard with water tank, coving to the ceiling, hatch access to the loft and a radiator.

### Master Bedroom

11' x 13' ( 3.35m x 3.96m )

With a window to the front aspect, built-in wardrobe, carpet, radiator and door through to the en-suite.

### En-Suite

With an arched window to the front aspect, shower unit, wash hand basin, low level WC, partially tiled walls, laminate flooring, and radiator.

### Bedroom Two

8' 7" max x 13' max ( 2.62m max x 3.96m max )

With a window to the front aspect, built-in wardrobe, carpet and radiator.

### Bedroom Three

9' 9" x 8' 1" ( 2.97m x 2.46m )

With a window to the rear aspect, built-in wardrobe, carpet and radiator.

### Bedroom Four

8' 1" max x 8' 7" max ( 2.46m max x 2.62m max )

L Shaped room with a window to the rear aspect, built-in wardrobe, carpet, and radiator. This room is currently being used as an office.

### Family Bathroom

With a window to the rear aspect, and comprising of a bath with shower over, wash hand basin, low level WC, partial tiling to the walls, laminate flooring, radiator and spotlights in the ceiling.

### General Description Outside

Approaching the property to the front with a double width paved driveway leading to a single garage, lawns, mature shrubs, trees, pathway and gated access through to the rear.

Beautifully kept and tidy rear garden featuring a patio area, plenty of planting and a small pond. Enclosed by fencing.

Single Garage with power, lighting and side entrance.



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## Langford Gardens, Grantham

- Detached Family House
- Spacious Accommodation
- Beautifully Presented Throughout
- Study, Conservatory
- Four Bedrooms

Tenure: Freehold EPC Rating: C

guide price

**£400,000 - £425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112957 - 0005

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