



**Meadowdale Crescent, Grantham NG31 8EY**



**welcome to**

**Meadowdale Crescent, Grantham**

\*GUIDE PRICE £350,000 - £375,000\* - STUNNING family home, with four bedrooms and three reception rooms. Beautifully extended with a conservatory, and a converted garage. Gardens to three sides, and off road parking for at least 3 vehicles. MUST BE VIEWED, TO APPRECIATE THE SPACE ON OFFER.



### Entrance Hall

Part glazed door leading into the spacious entrance hall, with tiled flooring, radiator to one wall and staircase to the first floor. Coving to the ceiling and door leading to the downstairs cloakroom.

### Lounge

16' 8" x 10' 10" reducing to 9.11 ( 5.08m x 3.30m reducing to 9.11 )

This lovely size living area has a feature fireplace, electric flame effect wood burner, set in a wooden Adam style surround, Solid wood karndean flooring, window to the front aspect, two radiators, coving to the ceiling, sliding doors leading into the dining room.

### Dining Room

10' 11" x 9' 11" ( 3.33m x 3.02m )

With window to the rear aspect, and a glazed door leading into the conservatory. Coving to ceiling, radiator and wood effect flooring.

### Kitchen

13' 2" x 12' 8" ( 4.01m x 3.86m )

Boasting a range of cream coloured units at both floor and eye level, with worksurfaces over, and decorative tiles splashbacks. Built in electric oven, gas hob and extractor hood above. Stainless steel sink with a single drainer and a mixer tap over. Space for a fridge freezer and a dishwasher, and a radiator to one wall.

### Utility Room

8' 8" x 5' 2" ( 2.64m x 1.57m )

This utility area has been created as part of the garage conversion, and offers cream coloured fitted units with worktops over. Space for a tumble dryer and plumbing for a washing machine. Stainless steel sink and drainer.

### Conservatory

16' 5" x 12' 8" ( 5.00m x 3.86m )

This beautiful addition to the property is a generous size upvc conservatory, with a dwarf wall, and a solid insulated roof with two velux windows for extra light. Benefiting from wood effect flooring and french doors off to the garden.



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### Downstairs Cloakroom

With low level wc, and wash hand basin, tiled splashbacks and radiator.

### First Floor Landing

Landing area with a window to the side aspect. Hatch access to the loft and two built in storage cupboards.

### Bedroom One

12' 11" x 11' 2" ( 3.94m x 3.40m )

Good size double bedroom with a window to the front aspect, and built-in wardrobes.

### Bedroom Two

10' 8" x 7' 3" ( 3.25m x 2.21m )

With a window to the front aspect, radiator to one wall and wood effect flooring.

### Bedroom Three

12' x 11' 2" ( 3.66m x 3.40m )

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

### Bedroom Four

10' 10" x 6' 2" ( 3.30m x 1.88m )

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

### Family Bathroom

6' 6" x 6' 10" ( 1.98m x 2.08m )

White bathroom suite comprising of a bath with a shower over, low level wc and pedestal wash hand basin, tiling to the walls and floor. Heated towel rail.

### Garage Conversion

This converted garage is currently being used as a gym with a utility area at the rear of the room. With hard-core floor, and a window to the side aspect, radiator.

This room when originally converted was used as a beauty room, and has its own private front door for access. This extremely versatile room can be utilised as an office for working from home, or alternatively changed to be used as a further family room.

### Description Externally

To the front of the property, the garden has been graveled for easy maintenance, with surrounding shrub borders. and driveway to provide off road parking.

Gated side access to the rear garden, which is mainly laid to lawn, with a feature paved patio area, and vegetable garden.

welcome to

## Meadowdale Crescent, Grantham

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- EXTENDED TO OFFER A CONSERVATORY
- THREE RECEPTION ROOMS
- CONVERTED GARAGE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

**£350,000 - £375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113003 - 0004

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