



Wardour Drive, Grantham NG31 9TY

welcome to

Wardour Drive, Grantham

*GUIDE PRICE £250,000 - £260,000 - Detached bungalow on the outskirts of Grantham close to some local amenities. Offering 'No Chain' the property benefits from spacious accommodation throughout, front and rear gardens, garage and carport. Viewing is Highly Recommended.



Entrance Porch

Entering the property through a part glazed door and windows to three sides into the entrance porch. Door leading through to the hallway.

Hallway

Spacious hallway with carpet, radiator, coving to the ceiling, storage cupboard, and doors leading into the lounge, kitchen, three bedrooms, bathroom and toilet.

Lounge

14' 6" max x 21' 5" max (4.42m max x 6.53m max)
With a window to the front aspect, wall mounted fire with tiled hearth, carpet, coving to the ceiling, two radiators and patio doors leading into the lean to sunroom.

Kitchen

10' 5" x 10' 1" max (3.17m x 3.07m max)
With a window to the rear aspect and having a range of wooden units to both the floor and eye level with wood effect worktops over, stainless steel sink with drainer, mixer tap and decorative tile splashbacks. Integrated oven, gas hob with extractor hood above, plumbing for a washing machine, space for appliances, wall mounted boiler, tile effect vinyl flooring, radiator and door leading out to the rear garden.

Bedroom One

10' 7" x 11' 2" (3.23m x 3.40m)
With a window to the front aspect, carpet, coving to the ceiling and radiator.

Bedroom Two

10' 7" x 10' 4" max (3.23m x 3.15m max)
With a window to the rear aspect, carpet, coving to the ceiling and radiator.

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)
With a window to the front aspect, storage cupboard/wardrobe, carpet, coving to the ceiling and radiator.

Bathroom

5' 4" x 6' 1" (1.63m x 1.85m)
With a window to the rear aspect and comprises of a bath with shower over, pedestal wash hand basin, vinyl flooring, tiling to the walls and radiator.

Cloakroom

With a window to the rear aspect, low level WC, small wash hand basin, vinyl flooring, and half tiled walls.

General Description Outside

Approaching the property to the front with a dwarf wall and lawn, driveway with carport and single garage, access through to the rear.
Lovely private rear garden which is mainly laid to lawn, enclosed by fencing featuring a paved patio perfect for outside dining, pathway, a shed, mature trees, shrubs and plants.

Greenhouse - All glazed panels with sloping ceiling and concrete floor.

Single garage with a window to the rear, power, lighting and rear access door.

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Wardour Drive, Grantham

- Detached Bungalow
- 'No Chain'
- Large Lounge
- Three Bedrooms
- Lawned Gardens, Garage & Carport

Tenure: Freehold EPC Rating: D

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112667 - 0005

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