



Ganton Way, Grantham NG31 9FD

welcome to

Ganton Way, Grantham

Lovely four bedroom detached house in the popular location of Sunningdale. Having lounge/dining area, kitchen with utility and second reception room (garage conversion). Sitting in a lovely position with gardens to the front and rear, and driveway for off-road parking. Viewing is Essential.



Entrance Hall

Part glazed door leads you into the hallway with coving to the ceiling, radiator, staircase leading to the first floor landing and doors leading through to the cloakroom, and reception rooms.

Downstairs Cloakroom

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

Lounge/Dining Area

24' 2" max x 11' 10" max (7.37m max x 3.61m max)

With feature fireplace with inset living flame gas fire. coving to the ceiling, radiator and sliding patio doors to the rear garden.

Kitchen

10' 4" x 8' 8" (3.15m x 2.64m)

With a window to the front aspect overlooking the green space and having a range of white coloured units at both floor and eye level, with tiled splashbacks, and wood effect worksurfaces over. Stainless steel sink, single drainer and mixer tap over. Built in electric oven, hob and extractor hood above. Breakfast bar area, space for freestanding fridge/freezer and dishwasher and tiled flooring.

Utility Room

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

With a range of fitted units, tiled floor, radiator, space for freestanding washer and tumble dryer, cupboard housing the boiler system and part glazed door leading to the rear.

Family Room

15' 7" x 7' 5" (4.75m x 2.26m)

This garage conversion provides a versatile space, with a large window to the front aspect over looking the green space, electric heater and could be used either as a second family room, home office, separate dining room or guest bedroom.

First Floor Landing

Carpet, airing cupboard with tank, hatch access to the loft and doors leading to the bedrooms and family bathroom.

Master Bedroom

12' 6" max x 13' 11" max (3.81m max x 4.24m max)

With three windows to the front aspect, built-in wardrobes, radiator, carpet and door into the en-suite.

Ensuite Shower Room

With a window to the side aspect, and comprising of a shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls, tiled floor and heated towel rail.

Bedroom Two

10' 10" max x 8' 9" max (3.30m max x 2.67m max)

With a window to the rear aspect, carpet, and radiator.

Bedroom Three

10' 9" x 8' 4" (3.28m x 2.54m)

With a window to the rear aspect, carpet and radiator.

Bedroom Four

10' 4" x 8' 4" (3.15m x 2.54m)

With a window to the front aspect, carpet and radiator.

Family Bathroom

With a window to the rear aspect, and comprising of a P-Shaped bath with shower over, vanity sink unit, low level WC, tiling to both the walls and floor and heated towel rail.

General Description Outside

Approaching the property to the front with a double width driveway, lawn and mature hedging.

The lovely sized private rear garden is mainly laid to lawn with paved patio perfect for outside dining and entertaining, and a variety of trees, shrubs and plants. Enclosed by fencing. Small shed included at the side of the property.



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welcome to

Ganton Way, Grantham

- FOUR BEDROOM DETACHED FAMILY HOUSE
- WITH LOUNGE AND SEPARATE FAMILY ROOM
- KITCHEN AND UTILITY ROOM
- ENSUITE TO THE MASTER BEDROOM
- GARDENS, GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113049 - 0004

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