



**Hall Close, Ropsley, Grantham NG33 4BS**



**welcome to**

**Hall Close, Ropsley, Grantham**

\*GUIDE PRICE £450,000 - £475,000\* Beautifully appointed detached family home with a integral garage, driveway and landscaped gardens. Well-presented modern accommodation throughout and set in a popular rural village location.



### Entrance

Entering the property through a part glazed uPVC door into the spacious entrance hall, with a window to the side aspect, two radiators, laminate flooring and staircase rising to the first floor landing.

### Downstairs Wc

Comprising wash hand basin and low level WC, window to the front aspect and radiator.

### Lounge

10' 9" x 20' 11" ( 3.28m x 6.38m )

This well-presented lounge is dual aspect with a window to the front aspect and sliding patio doors leading into the conservatory, two radiators, feature Adam style fireplace with inset gas fire, coving to the ceiling and TV point.

### Conservatory

23' 2" x 10' 2" ( 7.06m x 3.10m )

Of uPVC and brick construction, having tiled floor, radiator and French doors opening to the garden patio.

### Open Plan Dining Kitchen

22' 10" x 20' 4" ( 6.96m x 6.20m )

This L shaped dining kitchen is of open plan style being extended from part of the garage, boasting a range of modern grey wall and base units with white work surfaces over. Inset one and a half sink unit with drainer grooves, mixer tap and upstands to the walls. Breakfast bar with space for seating and built in wine cooler. Built in double electric oven at eye level, and induction hob with extractor hood above. Integrated dishwasher and space for an American fridge-freezer. Spotlights to the ceiling, laminate flooring, two windows to the rear aspect, door leading through to the utility room, door to a spacious under stairs storage cupboard, and open plan archways leading through to the dining area and office.

The dining area provides ample space for a dining suite, with a window to the front aspect decorative lighting, coving to the ceiling and radiator.

### Office

8' 3" x 7' 2" ( 2.51m x 2.18m )

Accessed via an open arch way from the kitchen, with bespoke fitted work surface, power points and built in cabinets. Window to the front aspect and radiator.

### Utility Room

5' 7" x 4' 5" ( 1.70m x 1.35m )

Fitted with a range of wall units and work surface below, with plumbing for automatic washing machine and space for a tumble dryer. Doors leading through to the dining kitchen and conservatory.

### First Floor Landing

Hatch access to the loft (which the vendor advises is fully boarded with power), radiator and door to the airing cupboard.

### Master Bedroom

11' 6" x 10' 9" ( 3.51m x 3.28m )

This beautifully presented master bedroom has a window to the front aspect and a radiator. Door leading through to the en-suite.

### Ensuite

Three piece suite comprising shower cubicle, vanity wash hand basin and WC. Part tiling to the walls, laminate flooring, radiator and obscure window to the front aspect.

### Bedroom Two

12' 2" x 8' 5" ( 3.71m x 2.57m )

This double bedroom has a fitted double wardrobe to one wall, window to the front aspect and radiator.

### Bedroom Three

9' 11" x 9' 2" ( 3.02m x 2.79m )

This double bedroom has a window to the rear aspect and radiator.

### Bedroom Four

9' 1" x 8' 1" ( 2.77m x 2.46m )

This generous fourth bedroom has a fitted wardrobe to one wall, window to the rear aspect and radiator.

### Family Shower Room

Three piece suite comprising a double width shower cubicle, vanity wash hand basin and WC. Tile floor, part tiling to the walls, heated towel rail and obscure window to the rear aspect.

### External Description

Approaching the property, there is a landscaped open plan garden which is mainly laid to lawn with a pathway leading to the front door. Block paved driveway to the side leading to the integral garage.

To the rear, the garden is tiered garden split into two levels. To include a patio area for outdoor dining and furniture immediately from the conservatory, and lawned garden with decorative borders and hot tub area with outside power and tap.

### Garage

This garage is an extension to the property, having up and over door, with power and lighting. Having the potential to extend above with foundations laid.

### Agents Notes

The property is LPG gas fired.



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## Hall Close, Ropsley Grantham

- EXTENDED DETACHED FAMILY HOUSE
- FOUR BEDROOMS WITH AN ENSUITE TO THE MASTER
- BEAUTIFUL OPEN PLAN LIVING
- LOUNGE AND CONSERVATORY
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113091 - 0003

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