



Wentworth Drive, GRANTHAM NG31 9QQ

welcome to

Wentworth Drive, GRANTHAM

GUIDE PRICE £230,000 - £250,000 - Extended, four bedroom family house with wheelchair access to the downstairs accommodation including lounge, kitchen/diner, bedroom and bathroom. Plenty of off-road parking to the front with garden and open fields to the rear.



Entrance

Entering the property through a part-glaze door into the entrance hall with laminate flooring, staircase leading to the first floor landing and door through to the lounge.

Lounge

11' 5" x 13' (3.48m x 3.96m)

With a bow window to the front aspect, feature fireplace with surround, hearth and inset gas fire, radiator, wood effect flooring, coving to the ceiling and open through to the dining room.

Dining Room

11' 4" x 7' 9" (3.45m x 2.36m)

With wood effect flooring, radiator, coving to the ceiling, storage cupboard, access to the inner hallway and patio doors leading out to the rear garden.

Conservatory

9' 7" x 11' 7" (2.92m x 3.53m)

With a radiator, wood effect flooring and door leading out to the rear garden.

Inner Hallway

With access through to the kitchen and downstairs bedroom.

Kitchen

19' 5" x 7' 9" (5.92m x 2.36m)

With a window to the front aspect, and having a range of wood units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Freestanding electric oven, hob and extractor hood above, plumbing and space for appliances, radiator, wood effect floor, and wall mounted boiler.

Downstairs Bedroom

10' 7" x 7' (3.23m x 2.13m)

This versatile room has wheelchair access, carpet, radiator, spotlights in the ceiling, access leading into the en-suite bathroom and French doors leading out onto the rear patio area. This room could potentially be used as an office, playroom, family room or bedroom.

En-Suite Bathroom

With a window to the rear aspect, bath, pedestal wash hand basin, low level WC, radiator and wood effect flooring.

First Floor Landing

With an airing cupboard, carpet, hatch access to the loft and doors to the bedrooms and family bathroom.

Bedroom One

11' 4" x 8' 10" (3.45m x 2.69m)

With two windows to the front aspect, built-in storage, carpet, coving to the ceiling and radiator.

Bedroom Two

8' 7" x 7' 5" (2.62m x 2.26m)

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

Bedroom Three

7' 2" x 5' 10" (2.18m x 1.78m)

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

Family Bathroom

5' 6" x 7' 2" (1.68m x 2.18m)

With a window to the side aspect, and comprising of a bath with shower over, pedestal wash hand basin with storage, low level WC, partially tiled walls, extractor fan, vinyl flooring and heated towel rail.

General Description Outside

Approaching the property to the front with driveway, off-road parking, and ramp access to the front door. The rear garden, again has ramp access, with a block paved patio area, mainly laid to lawn with borders, shed and enclosed by fencing.



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Wentworth Drive, GRANTHAM

- Extended Family House
- Wheelchair Access
- Downstairs Bedroom and Bathroom
- Driveway and Off-Road Parking
- Field Views and Garden to the Rear

Tenure: Freehold EPC Rating: Awaited

guide price

£230,000 - £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113208 - 0002

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