

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: C

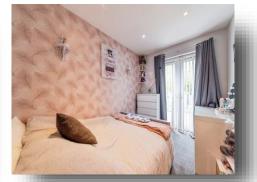
Council Tax Band: B

guide price

£230,000 - £250,000









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Please note the marker reflects the postcode not the actual property

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Property Ref: GST113208 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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