



**Chelmsford Drive, GRANTHAM NG31 8PF**



**welcome to**

**Chelmsford Drive, GRANTHAM**

\*GUIDE PRICE £220,000 - £240,000\* - Lovely family house, offered with 'No Chain' in a sought after location. Spacious lounge/diner, conservatory, kitchen, three bedrooms and family bathroom. Driveway, gardens front and rear with green space behind. Viewing is Essential.



### Entrance

Entering the property through a part glazed door with side panel into the entrance hall having laminate wood flooring, radiator, staircase leading to the first floor landing and door into the lounge.

### Lounge/Diner

21' 1" max x 14' 4" max ( 6.43m max x 4.37m max )  
Spacious irregular shaped lounge/diner with a bow window to the front aspect, inset gas fire with stone hearth, wood effect laminate flooring, coving to the ceiling, radiator, door through to the kitchen and French doors leading into the conservatory.

### Conservatory

15' 6" x 7' 10" ( 4.72m x 2.39m )  
Good sized conservatory with full length glazed panels, wood effect laminate flooring, power and lighting, and French doors leading to the rear garden.

### Kitchen

9' 1" x 8' 1" ( 2.77m x 2.46m )  
With a window to the rear aspect, and having a range of white units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above, space for fridge and washing machine. Wood effect laminate flooring, coving to the ceiling, wall mounted boiler, storage cupboard/pantry, and part glazed door leading out to the side of the property.

### First Floor Landing

With a window to the side aspect, carpet, hatch access to the loft and doors leading to the bedrooms and family bathroom.

### Bedroom One

10' 5" x 11' 5" ( 3.17m x 3.48m )  
With a window to the front aspect, laminate wood flooring, coving to the ceiling and radiator.

### Bedroom Two

11' 4" x 8' 9" ( 3.45m x 2.67m )  
Window to the rear aspect, laminate wood flooring, coving to the ceiling and radiator.

### Bedroom Three

7' 11" x 6' 8" ( 2.41m x 2.03m )  
With a window to the front aspect, wood effect laminate flooring, coving to the ceiling and radiator.

### Family Bathroom

8' 10" x 5' 5" ( 2.69m x 1.65m )  
With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, heated towel rail, vinyl flooring and shaver socket.

### General Description Outside

Approaching the property there is an open frontage with lawn, driveway for approximately two vehicles, fencing and gated access through to the rear garden. The rear garden features a paved area for bin storage, pots or planters, small paved patio area, lawn with borders, shrubs, shed and enclosed by fencing. Open green area to the rear.



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## Chelmsford Drive, GRANTHAM

- Semi-Detached House
- Conservatory
- Three Bedrooms
- Driveway & Gardens Front & Rear
- 'No Chain'

Tenure: Freehold EPC Rating: E

guide price

**£220,000 - £240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113184 - 0002

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