



**Walton Gardens, Grantham NG31 7BJ**

**welcome to**

**Walton Gardens, Grantham**

\*GUIDE PRICE £220,000 - £230,000\* - Beautifully presented and modern throughout this semi-detached house is located on the outskirts of town close to some local amenities. Benefitting from a downstairs shower room and upstairs family bathroom, this one is not to miss !!



### Entrance

Entering the property through a part glazed door into the entrance hall with wood effect vinyl flooring, carpet to the stairs, spotlights to the ceiling, radiator, staircase leading to the first floor landing and doors into the kitchen, lounge, conservatory and downstairs shower room.

### Kitchen

12' 10" x 8' 10" ( 3.91m x 2.69m )

With a window to the front aspect, having a range of gloss grey units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap, separate boiling water tap and white subway tile splashbacks. Integrated double oven, hob, with extractor hood above, microwave, and fridge freezer. Space and plumbing for a washing machine and dishwasher, spotlights to the ceiling, tiled floor, and breakfast bar.

### Lounge

12' 10" x 13' 9" ( 3.91m x 4.19m )

Having a feature fireplace with surround, hearth and inset gas fire (this could be opened up) wood effect flooring, radiator and French doors leading into the conservatory.

### Downstairs Shower Room

With a window to the side aspect, shower cubicle with marble effect boarding, wash hand basin, low level WC, spotlights to the ceiling and heated towel rail.

### Conservatory

10' 4" x 16' 1" ( 3.15m x 4.90m )

Good size conservatory with glazed windows, French doors leading out to the garden, grey ceramic tile flooring and door through to the hallway.

### First Floor Landing

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

### Bedroom One

9' 9" max x 13' 4" ( 2.97m max x 4.06m )

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

### Bedroom Two

10' 4" x 9' 5" ( 3.15m x 2.87m )

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

### Bedroom Three

9' 1" x 10' 2" ( 2.77m x 3.10m )

Double bedroom with a window to the rear aspect, built in wardrobe, carpet, radiator and hatch access to the loft.

### Family Bathroom

9' 4" x 6' 4" ( 2.84m x 1.93m )

L shaped room with a window to the front aspect, and comprising of a bath with shower over, vanity sink unit, low level WC, marble effect boarding to the walls, wood effect laminate flooring, and heated towel rail.

### General Description Outside

Approaching the property to the front with hedging, fencing to both sides of the property with paved pathway leading to the side gate and front door, slated garden with shrubs and plants. Gated access through to the rear.

The beautifully kept south facing rear garden is enclosed by a mixture of hedging and fencing, mainly laid to lawn featuring a paved patio area perfect for outside dining and entertaining and pathway leading to the top. At the top of the garden there is a shed and another paved area, good for seating, storage and or pots and planters.



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## Walton Gardens, Grantham

- Semi-Detached House
- Beautifully Presented Throughout
- Modern Kitchen, Shower Room & Family Bathroom
- Three Bedrooms
- Gardens Front & Rear

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113219 - 0003

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