



**Bridge End Grove, Grantham NG31 7HN**



**welcome to**

**Bridge End Grove, Grantham**

\*GUIDE PRICE £265,000 - £275,000\* - DETACHED family house with bedroom garage conversion. Located on the outskirts of Grantham boasting SPACIOUS ACCOMMODATION including two reception rooms, kitchen, cloakroom, three double bedrooms, third reception room/bedroom and bathroom.



### Entrance Porch

Entering the property through a part glazed door into the entrance porch with windows to the front and side aspects, tiled floor, great space for shoes and coats and door into the hallway.

### Hallway

With exposed floorboards, staggered staircase leading to the first floor landing, radiator, door leading into the lounge and French doors into the dining room.

### Lounge

10' 6" x 11' 9" ( 3.20m x 3.58m )

Lovely bright dual aspect room with windows to the front and rear aspects, carpet, coving to the ceiling and radiator.

### Dining Room

11' 1" x 12' 5" ( 3.38m x 3.78m )

With exposed floorboards, built in storage cupboards, coving to the ceiling, radiator, French doors leading out onto the decking, doors leading through to the kitchen and third reception room/fourth bedroom.

### Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )

With a window to the rear aspect and having a range of cottage style units to both the floor and eye level with wood worktops over, white sink, drainer and mixer tap. Space for freestanding cooker and extractor hood above. Partially tiled walls, wood effect vinyl flooring, radiator and part glazed door leading into the utility and cloakroom.

### Utility Area

3' 7" x 12' 1" ( 1.09m x 3.68m )

With windows to the rear aspect, tiled flooring, door into the cloakroom and door leading out to the rear garden.

### Downstairs Cloakroom

Comprising of a pedestal wash hand basin, and low level WC.

### Bedroom Four/Third Reception

13' 7" x 8' 6" ( 4.14m x 2.59m )

With a window and door to the front aspect, electric heater, cupboard housing the boiler, wood effect laminate flooring, coving to the ceiling and cupboard housing the new fuse box. Versatile room which could be used as a home office/playroom or family room.

### First Floor Landing

With a window to the front aspect, carpet, storage cupboard, radiator and doors through to the bedrooms and family bathroom.

### Bedroom One

12' x 11' 9" ( 3.66m x 3.58m )

With a window to the rear aspect, exposed floorboards, radiator and lovely open field views.

### Bedroom Two

11' 1" x 8' 10" ( 3.38m x 2.69m )

With a window to the rear aspect, exposed floorboards, radiator and lovely open field views.

### Bedroom Three

6' 3" x 11' 9" ( 1.91m x 3.58m )

With a window to front aspect, exposed floorboards, radiator, (this room can accommodate a double bed).

### Family Bathroom

With a window to the side aspect, bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, tiled floor, and heated towel rail.

### General Description Outside

Approaching the property to the front having a good size driveway for off-road parking and gated access through to the rear.

The rear garden features a decking area with steps leading down to lawn, a small pond, plenty of mature shrubs and plants. Wood and metal garden sheds, Summer house and gravelled patio area. The garden backs onto an open field.



***view this property online*** [williamhbrown.co.uk/Property/GST113200](http://williamhbrown.co.uk/Property/GST113200)



welcome to

## Bridge End Grove, Grantham

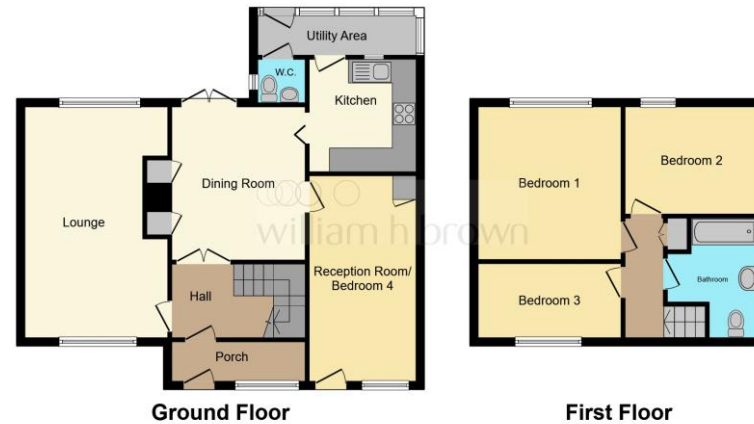
- Detached Family House
- Front Porch
- Two Reception Rooms
- Third Reception Room/Bedroom
- Three Double Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£265,000 - £275,000**



**view this property online** [williamhbrown.co.uk/Property/GST113200](http://williamhbrown.co.uk/Property/GST113200)

Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113200 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**