



Kedleston Road, Grantham NG31 7FE

welcome to

Kedleston Road, Grantham

GUIDE PRICE £370,000 - £380,000 - Executive detached, three story house finished to a really high standard throughout with an extension to the rear. Beautiful family home with spacious versatile accommodation and boasting solar panels which are owned. Private driveway, garage, and summer house.



Entrance

Entering the property through a part glazed door into the entrance hall with ceramic tile floor, radiator, staircase leading to the first floor landing, and doors to the cloakroom, breakfast kitchen and lounge.

Cloakroom

Comprising of a pedestal wash hand basin with tile splashback, low level WC, ceramic tile flooring and radiator.

Lounge

17' 6" x 10' 7" (5.33m x 3.23m)

With a window to the front aspect, carpet, coving to the ceiling, two radiators, and concertina door leading into the extension (potential dining room).

Dining Room

8' 10" x 9' (2.69m x 2.74m)

Versatile room, potentially could be used as a dining room with wood effect flooring, radiator and French doors leading out to the garden.

Study/Playroom/Office/5th Bed

9' x 7' 4" (2.74m x 2.24m)

Versatile room, potentially could be used as a study/playroom/home office with wood effect flooring, window to the side aspect and radiator.

Breakfast Kitchen

17' 6" x 8' 4" (5.33m x 2.54m)

Lovely dual aspect room with windows to the front and side aspects and having a range of modern cream units to both the floor and eye level with black Earthstone worktops over, granite black sink with drainer, mixer tap and tile splashbacks. Integrated AEG self cleaning electric oven and induction hob with extractor hood above. Benefitting from a breakfast bar with black Earthstone worktops over, ceramic floor tiles, space for a dishwasher, tumble dryer and American style fridge freezer. Consumer unit with circuit breaker and open through to the utility area.

Utility Area

6' 3" x 4' 1" (1.91m x 1.24m)

With matching cream units and black Earthstone worktop above, circular stainless steel sink with mixer tap and tile splashbacks. Space and plumbing for a washing machine, newly fitted Worcester wall mounted boiler, radiator, ceramic tile flooring and part glazed door leading out to the driveway.

First Floor Landing

With a window to the rear aspect, storage cupboard housing the tank and i-boost function, carpet, radiator and staircase leading to the second floor landing.

Bedroom One

17' 7" x 10' 8" (5.36m x 3.25m)

Lovely dual aspect room with windows to the front and side aspects, carpet, radiator, coving to the ceiling and door leading into the en-suite.

En-Suite Shower Room

With a window to the rear aspect and comprising of a shower cubicle with boarding panels, wash hand basin, low level WC, partial tiling to the walls, ceramic tile flooring and spotlights to the ceiling.

Bedroom Four

9' 6" x 10' 5" (2.90m x 3.17m)

Another dual aspect room with window to the front and side aspects, carpet and radiator.

Family Bathroom

Comprising of a bath with rainfall shower and attachment over, wash hand basin, low level WC, partial tiling to the walls, ceramic tile flooring, radiator and extractor fan.

Second Floor Landing

Having carpet and doors to the bedrooms and cloakroom WC.

Bedroom Two

9' 9" x 13' 8" (2.97m x 4.17m)

With a window to the front aspect, skylight window to the rear aspect, carpet, radiator and sloping ceiling (restricted head height).

Bedroom Three

13' 8" x 10' 9" (4.17m x 3.28m)

With a window to the front aspect, skylight window to the rear aspect, carpet, radiator, hatch access to the loft, and sloping ceiling (restricted head height).

Cloakroom Wc

Comprising of a wash hand basin, low level WC, ceramic tile flooring and radiator.

General Description Outside

To the front of the property there is hedging leading to a private driveway with electric car charger and gated access to the rear garden.

The south facing rear garden features a Natural stone paved patio area, perfect for outside dining and entertaining, good size patch of astro turf, summer house with power and lighting, side door into the garage, garden enclosed by fencing.

Single garage with an up and over door, power, lighting and also benefitting from solar panels (3.5 kilowatts) and newly fitted Inverter.

Agents Note:

Functioning Smart Home for heating and water using the TADO App.

Control individual room temperatures over three floors.

Solar Panels are on both the house and garage.



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Kedleston Road, Grantham

- Executive Extended Detached House
- Spacious Accommodation over Three Storeys
- Breakfast Kitchen with Utility
- Potentially Five Bedrooms
- Private Driveway, Garage and Solar Panels

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£370,000 - £380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113302 - 0007

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