



St. Mellion Drive, GRANTHAM NG31 9FB

welcome to

St. Mellion Drive, GRANTHAM

GUIDE PRICE £350,000 - £375,000 - Stunning detached house, 'move in ready' on the outskirts of Grantham. Quiet cul-de-sac location with spacious accommodation this perfect family home includes 3 reception rooms, 4 double bedrooms, double garage and gardens with an orchard. Viewing is Essential.



Entrance Porch

Entering the property at the front with glazed side panels and door into the porch having a tiled floor and door into the entrance hall.

Hallway

With carpet, understairs storage, radiator, staircase leading to the first floor landing and doors into the lounge, downstairs cloakroom and breakfast kitchen.

Downstairs Cloakroom

Comprising of a pedestal wash hand basin, low level WC, laminate flooring, coving to the ceiling and radiator.

Lounge

11' 4" x 17' 10" (3.45m x 5.44m)

With a bay window to the front aspect, feature composite fireplace with surround, hearth and inset gas fire, carpet, two radiators, coving to the ceiling and French doors leading into the dining room.

Dining Room

11' 4" x 8' 9" (3.45m x 2.67m)

With carpet, radiator, coving to the ceiling, door leading through to the breakfast kitchen and patio doors leading out to the rear garden.

Kitchen

17' 7" x 8' 8" (5.36m x 2.64m)

With a window to the rear aspect, having a range of wood units to both the floor and eye level with black marble effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above, space for appliances, tiled floor, radiator, door through to the utility room and French doors leading out to the rear garden.

Utility Room

5' 5" x 7' 11" (1.65m x 2.41m)

Having the same wood floor units, black marble effect worktop and tiling as the kitchen, cupboard housing the wall mounted boiler, radiator, tiled floor, plumbing and space for a washing machine and part glazed door leading out to the side aspect.

Study

7' 11" x 6' 5" (2.41m x 1.96m)

With a window to the front aspect, carpet, coving to the ceiling and radiator.

First Floor Landing

With carpet, airing cupboard housing the Emersion heater, hatch access to the loft and doors to the bedrooms and family bathroom.

Master Bedroom

17' 11" x 11' 5" (5.46m x 3.48m)

Large master bedroom with a window to the front aspect, Sharp bespoke fitted wardrobes, carpet, coving to the ceiling, radiator and door leading into the en-suite.

En-Suite Shower Room

With a window to the front aspect and comprising of a shower cubicle, vanity sink unit, low level WC, carpet, partially tiled wall and a heated towel rail.

Bedroom Two

9' 11" x 11' 1" (3.02m x 3.38m)

Double room with a window to the rear aspect, carpet, coving to the ceiling and radiator.

Bedroom Three

9' 11" x 10' (3.02m x 3.05m)

Double room with a window to the rear aspect, carpet, coving to the ceiling and radiator.

Bedroom Four

8' 9" x 11' 6" (2.67m x 3.51m)

Another double room with a window to the rear aspect, carpet, coving to the ceiling and radiator.

Family Bathroom

5' 10" x 7' 4" (1.78m x 2.24m)

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

General Description Outside

Approaching the property to the front with a driveway leading to a double garage, lawns and fencing, gated access to the rear garden.

The substantial rear garden is mainly laid to lawn with a paved patio area perfect for outside dining and entertaining, large log summerhouse and to the rear a fenced in orchard with an abundance of fruit trees including cherry, plum and apple trees. Plot enclosed by fencing.

Double garage with an up and over door, power and lighting.



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welcome to

St. Mellion Drive, GRANTHAM

- Detached Family House
- Show Home Condition
- Three Reception Rooms
- Four Bedrooms
- Driveway, Double Garage, Gardens & Orchard

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113245 - 0002

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