



Blissett Drive, Grantham NG31 8PU

welcome to

Blissett Drive, Grantham

Beautifully presented modern detached house built in 2022 still with NHBC warranty. Offering spacious accommodation throughout with a garage, LARGE GARDEN with multipurpose office space. Sought after location ideal for commuting. Call us to arrange a viewing on 01476 566363.



Entrance Hall

Entering the property through a part glazed door into the entrance hall with a radiator, Ring alarm system, Google Nest thermostat, chrome sockets, Phillips hue light and doors leading through to the lounge, cloakroom and kitchen.

Downstairs Cloakroom

With a window to the front aspect, pedestal wash hand basin, low level WC and a radiator.

Lounge

16' 1" x 9' 8" (4.90m x 2.95m)

With a bay window to the front aspect, radiator and French doors leading out to the rear garden. Chrome socket fixtures, USB-A (X2) and USB-C (X1) socket outlets.

Kitchen/Diner/Family Room

25' 8" max x 12' 6" max (7.82m max x 3.81m max)

Stunning open space with windows to both the front and side aspects, and two skylight windows. Comprising of a range of blue units to both the floor and eye level with stone effect worktops over, wrap around kitchen island/breakfast bar, stainless steel sink, drainage rack, and media plate. Integrated double oven, 5 ring stainless steel gas burner, with extractor fan, fridge/freezer and dishwasher. Boasting two radiators, upgraded lighting, understairs storage cupboard, Chrome sockets USB-A (X2), USB-C (X1) socket outlets. High sloped ceiling and French doors leading out to the garden with full length windows.

First Floor Landing

With a large window and spiral staircase from hallway to the first floor landing, giving a double height ceiling, Chrome sockets, dehumidifier, hatch access to the loft, storage cupboard and a radiator.

Master Bedroom

13' 1" x 9' 8" (3.99m x 2.95m)

With a bay window to the front aspect, carpet, radiator, Philips hue light, white sockets, USB-A (X2), USB-C (X1) socket outlets, Google Nest Thermostat and door leading into the en-suite.

En-Suite Shower Room

With a window to the rear, shower unit with tiling, vanity sink unit, low level WC, laminate flooring, stainless steel hand towel, radiator, and partially tiled walls.

Bedroom Two

10' x 8' 5" (3.05m x 2.57m)

With a window to the front aspect, carpet, radiator, Philips hue light, white sockets, USB-A (X2), USB-C (X1) socket outlets and tv wall mounting included.

Bedroom Three

6' 6" x 7' 9" (1.98m x 2.36m)

With a window to the front aspect, carpet, radiator, white sockets, USB-A (X4), USB-C (X2) socket outlets, Philips hue light, TV wall mounting included.

Family Bathroom

With windows to both the rear and side aspects, comprising of a shower unit, bath, vanity sink unit, low level WC, stainless steel hand towel radiator, laminate flooring, and towel shelf.

General Description Outside

The property to the front benefits from plum slate and ramp access with steps. Three car driveway, 3.5 meters width, Tesla EV charger, Generic EV charging plug and garden gate access through to the rear.

The side gardens offers 50m² extra land, currently unused, with great opportunity for development.

This south facing rear garden features a large decking area and paved patio area perfect for outside dining and entertaining with metal garden gazebo. Also benefitting from Philips hue garden lights, sockets, water tap, composter, Keter multi purpose storage unit (included). Constructed versatile office space/garden room, with a boundary consisting of a part brick wall construction and large thick boarded fence. Potential for solar panels to be fitted.

Single stand alone garage benefitting from electric sockets at the rear, garage lighting installed, and open access roof space storage.

Garden Room

12' 8" x 14' 7" (3.86m x 4.45m)

Versatile outbuilding built this year 44 mm timber construction, with double glazing and key locked. Potentially an ideal office space.

Further Notes:

Internet - Fibre optic to the door - 900mb/s connection speed, starlink - 200mb/s connection speed, mobile phone signal - 5G 3 bars. Smart Meter included - Gas & Electric costs averaging £150 pm (including EV charging) Combi boiler connected to Google Nest Sky satellite dish installed



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welcome to

Blissett Drive, Grantham

- Detached Family House
- Modern Throughout
- Many Extras Included
- Driveway, Garage and Large Garden
- Multipurpose Outdoor Office Space

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

offers in excess of
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113343 - 0006

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