



Caldicot Gardens, GRANTHAM NG31 8WR

welcome to

Caldicot Gardens, GRANTHAM

Modern detached family home which sits on a corner location with a short walk or drive to the town centre and close to some local amenities. 'Move in' ready condition this lovely home offers spacious accommodation including two reception rooms, four double bedrooms, driveway and garage.



Entrance

Entering the property to the front through a part glazed door into the spacious hallway with Amtico flooring, storage cupboard, spotlights to the ceiling, radiator, staircase leading up to the first floor landing and doors leading through to the kitchen diner, study, downstairs cloakroom and lounge.

Downstairs Cloakroom

With a window to the side aspect and comprising of a wash hand basin, low level WC, radiator and Amtico flooring.

Lounge

16' 6" x 12' 1" (5.03m x 3.68m)

Lovely light multi aspect room with a bay window to the side aspect and window to the rear, carpet, spotlights to the ceiling, radiator and French doors leading out to the rear garden.

Family Room/Study

9' x 9' 7" (2.74m x 2.92m)

With a window to the front aspect, carpet and radiator. Versatile room that could be used as an office space, playroom or family room.

Kitchen Diner

19' 10" x 13' 4" (6.05m x 4.06m)

Beautiful kitchen diner decorated to a lovely high standard with a bay window to the front aspect and comprising of a range of cream matte units to both the floor and eye level with worktops over, inset stainless steel sink with mixer tap and water softening system. Integrated double electric oven, induction hob with extractor hood above, fridge freezer, dishwasher and wine chiller. Benefitting from a breakfast island, two radiators, spotlights to the ceiling and Amtico flooring. Door leading into the utility room and French doors, leading out to the rear garden.

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m)

With matching units and worktop, integrated washing machine, space for a tumble dryer, spotlights to the ceiling, radiator, Amtico flooring and door leading out to the rear garden.

First Floor Landing

Spacious landing with carpet, radiator, airing cupboard housing the boiler, hatch access to the loft and doors leading to the bedrooms and family bathroom.

Master Bedroom

14' 10" x 12' 1" (4.52m x 3.68m)

Lovely dual aspect double room with windows to both side aspects, built-in wardrobes, carpet, radiator and door leading into the en-suite.

En-Suite Shower Room

With a window to the rear aspect, shower enclosure, wash hand basin, low level WC, heated towel rail, partial tiling to the walls and Amtico flooring.

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m)

Good size double room with a window to the front aspect, built-in wardrobe, carpet and radiator.

Bedroom Three

12' 9" x 9' 3" (3.89m x 2.82m)

Lovely dual aspect, double room with windows to the front and side aspects, built-in wardrobes, carpet and radiator.

Bedroom Four

11' 6" x 8' 10" (3.51m x 2.69m)

Again, another lovely double room with a window to the rear aspect, built-in wardrobe, carpet and radiator.

Family Bathroom

8' 10" x 6' 6" (2.69m x 1.98m)

With a window to the front aspect and comprising of a bath, shower enclosure, pedestal wash hand basin, low level WC, fully tiled walls, spotlights to the ceilings, extractor fan, heated towel rail and Amtico flooring.

General Description Outside

Approaching the property with a double driveway to the side leading to a single garage, shrubs and plants to the front and side of the property. The rear garden features two lovely paved patio areas, lawn with shrub borders and side gate access to the driveway.

Single garage with an electric door security system built into the property



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welcome to

Caldicot Gardens, GRANTHAM

- Detached Family House
- Two Reception Rooms
- Four Bedrooms
- Driveway and Garage
- Beautifully Presented Throughout

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

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113398 - 0004

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)