



Chichester Close, Grantham NG31 8AS

welcome to

Chichester Close, Grantham

GUIDE PRICE £270,000 - £280,000 - Detached bungalow in a sought after location in the Barrowby Gate area. Benefitting from a conservatory, two bedrooms, garage and gardens front and rear. Viewing is Highly Recommended to appreciate what's on Offer !



Entrance Porch

Entering the property at the front through a part-glazed door into a porchway with storage and door leading into the lounge/diner.

Lounge/Diner

21' 8" x 10' 4" max (6.60m x 3.15m max)

Lovely dual aspect room with a bow window to the front aspect, feature fireplace with wood and tile surround with space for a fire, carpet, coving to the ceiling and door leading into the inner hallway.

Breakfast Kitchen

8' 10" x 10' 3" (2.69m x 3.12m)

With windows to the side and rear aspects, having a range of wood effect units to both the floor and eye level with light worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Space for a freestanding oven, space and plumbing for a washing machine, and undercounter fridge. Carpet, radiator, space for a dining table, and part glazed door leading into the conservatory.

Conservatory

7' 8" x 8' 9" (2.34m x 2.67m)

Great addition to the side of the property, with dwarf wall and glazed units, and door leading out to the rear garden.

Inner Hallway

With doors leading into the lounge/diner, breakfast kitchen, bedrooms and bathroom.

Bedroom One

9' 4" x 14' 7" max (2.84m x 4.45m max)

With a window to the front aspect, built-in wardrobe storage, coving to the ceiling, carpet and radiator.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

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

Bathroom

9' 8" x 6' (2.95m x 1.83m)

With a window to the side aspect and comprising of a bath, corner shower enclosure, vanity unit with wash hand basin and low level WC, tiled walls, tile effect flooring and heated towel rail.

General Description Outside

Approaching the property to the open front with a double length driveway for approximately two vehicles, lawn to the side with steps leading to the front entrance. Gated side access to the rear garden. The good sized rear garden is mainly laid to lawn with some hardstanding perfect for pots, planters, or outside dining, borders dotted with mature shrubs and plants, pathway through the lawn and enclosed by fencing.

Agents Note:

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'.



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Chichester Close, Grantham

- Detached Bungalow
- Lounge/Diner
- Conservatory
- Two Bedrooms
- Driveway/Garage/Gardens

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

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113360 - 0007

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