

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 partglazed 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'.





welcome to

Chichester Close, Grantham

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

Tenure: Freehold EPC Rating: D

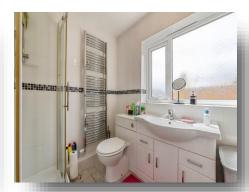
Council Tax Band: C

guide price

£270,000 - £280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113360



Property Ref: GST113360 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



william h brown

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

01476 566363

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.