



Lodge Way, GRANTHAM NG31 8DD

welcome to

Lodge Way, GRANTHAM

GUIDE PRICE £315,000 - £325,000 - Lovely dormer style home in a very popular location with a short walk into the town centre and local amenities. Versatile spacious accommodation over two floors including lounge, garden room, three bedrooms, and downstairs shower room. GREAT POTENTIAL TO EXTEND.



Entrance

Entering the property through the porch area with double glazed door and window to the side aspect. Spacious entrance hall with a staircase to the first floor, built-in storage cupboards and a radiator.

Lounge

17' 1" x 14' 7" (5.21m x 4.45m)

Feature marble effect fireplace with inset living flame gas fire. Window to the side aspect, two radiators and French door leading to the garden room.

Dining Kitchen

16' 2" x 8' 7" (4.93m x 2.62m)

Having a range of beech coloured units at both floor and eyelevel, one and a half stainless steel sink unit with a single drainer and a mixer tap over. Space for a cooker and further appliances. Window to the rear aspect, radiator and open through to the rear lobby.

Rear Lobby/Utility Area

6' 4" x 6' 2" (1.93m x 1.88m)

Having plumbing for an automatic washing machine, space for further appliances and wall mounted boiler. A range of units at floor and eyelevel with a stainless steel sink unit and a single drainer. Heated towel rail and door leading to the rear garden.

Lean To/Garden Room

9' 9" x 6' 2" (2.97m x 1.88m)

Lean to wooden frame garden room has double doors leading to the garden. And is in need of upgrading.

Downstairs Bedroom/Dining Room

11' 4" x 9' 10" (3.45m x 3.00m)

With a window to the front aspect, radiator, coving to the ceiling and range of fitted wardrobes to one wall.

Downstairs Shower Room

6' x 5' 4" (1.83m x 1.63m)

Having a fitted shower cubicle, low level WC and fitted vanity sink unit. With a window to the side aspect, radiator and fully tiled walls.

First Floor Landing

With a window to the side aspect and doors leading to the bedrooms.

Master Bedroom

12' 6" x 11' 7" (3.81m x 3.53m)

This general size double bedroom has a window to the rear aspect and a further window to the side providing lots of light. There is a very slight slope to the ceiling, radiator and door leading to the en-suite shower room.

En-Suite Shower Room

Having a fitted to shower cubicle, low level WC and vanity sink unit with fully tiled walls. Skylight window and radiator.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m)

The second bedroom is a good size with a window to the side aspect, radiator and hatch access to the loft.

General Description Outside

This property sits on a good size plot with a driveway to the front providing off-road parking for 2/3 vehicles and single garage with electric up and over door. To the side of the property there is a very pretty block paved courtyard ideal for outside dining with a wrought iron gate to the front, and pathway leading to the rear garden.

The rear garden is of a good size with a spacious lawned area to both the rear and the side, also planted vegetable gardens. There is a caravan hardstanding, water butt and water tap. The gardens are fully enclosed by hedging with the second gateway leading to the front of the property.

Agents Note:

This property is in a very sought-after location in the centre of the town and offers the potential for extension to the side and the rear of the property, subject to planning permission.



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Lodge Way, GRANTHAM

- Detached Dormer Style House
- Versatile Living Accommodation
- Garden Room
- Three Bedrooms
- Large Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£315,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113536 - 0005

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william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk