



St. Georges Way, Grantham NG31 9GJ

welcome to

St. Georges Way, Grantham

GUIDE PRICE £225,000 - £235,000* - Semi-detached house, with many new features throughout. Offering an open plan dining kitchen, three bedrooms shower room and lovely gardens. Presented to a high standard this property also benefits from a summer house and driveway for off-road parking.



Entrance Hall

Part glazed door leading into the entrance hall, with a pretty mosaic style flooring. Staircase to the first floor landing, radiator and doors leading through to the lounge and downstairs cloakroom.

Downstairs Cloakroom

Newly refitted this downstairs cloakroom has a low-level WC and fitted vanity sink unit. Pretty light grey tiling. Window to the front aspect. Heated towel rail, mosaic tile flooring and also houses the consumer unit.

Lounge

13' 2" max x 12' 5" max (4.01m max x 3.78m max)
With feature Adam style fireplace with inset living flame gas fire, grey coloured wooden surround, and black marble hearth. Radiator, coving to the ceiling. Oak effect style door, leading to a spacious under stairs cupboard.

Open Plan Dining Kitchen

15' 8" x 10' 9" (4.78m x 3.28m)
With the removal of an internal wall this is a lovely size, Open Plan dining/kitchen/living area. With a range of taupe coloured high gloss units at both floor and eyelevel. Built-in electric oven and microwave, fitted gas hob with extractor above. Integrated washing machine and fridge freezer. Fitted sink unit with single drainer and mixer tap over. Radiator, coving to the ceiling, grey coloured laminate flooring. With a spacious dining area and French doors leading out to the rear garden. And further part glazed rear door leading out to the side of the property.

First Floor Landing

The spacious landing area has a door leading to the airing cupboard, which house is the boiler. There is hatch access to the loft which the vendor advises has been majority boarded throughout. Radiator and oak affect internal doors, leading to all bedrooms and shower room.

Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m)
This spacious double bedroom has a window to the front aspect, radiator and coving to the ceiling.

Bedroom Two

8' 10" x 7' 11" (2.69m x 2.41m)
With a window to the rear aspect, radiator, and coving to the ceiling.

Bedroom Three

7' 1" x 6' 8" (2.16m x 2.03m)
With a window to the rear aspect, radiator, and coving to the ceiling.

Family Shower Room

6' 3" x 6' 2" (1.91m x 1.88m)
This newly fitted shower room has a large, walk-in shower, fitted vanity sink unit, low-level WC. Light grey wood effect soft vinyl flooring. Window to the side aspect, spotlights to the ceiling and wall mounted mirror with decorative lighting.

General Description Outside

Approaching the property, the gardens are open plan style with a lawned area to the front, pathway to the front door and tarmac driveway, providing off-road parking.
Tall wooden gate, providing privacy and access to the side of the property leads to a feature paved patio area which is ideal for outside dining and entertaining. With steps leading to a raised garden area which is beautifully landscaped comprising of an artificial lawn, surrounding flower beds and borders. The garden is to include two sheds and the summer house, and fully enclosed by fencing.



view this property online williamhbrown.co.uk/Property/GST113538



welcome to

St. Georges Way, Grantham

- Semi-Detached Family House
- Open Plan Kitchen Diner
- Three Bedrooms
- Many Newly Fitted Features
- Gardens for Outside Dining

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

guide price

£225,000 - £235,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113538](https://www.williamhbrown.co.uk/Property/GST113538)



Property Ref:
GST113538 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



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