



**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.



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## 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

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Property Ref:  
GST113538 - 0003

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