



william
h brown
for sale
Grantham
01476 566363

Burrows Close, Grantham NG31 7WP

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welcome to

Burrows Close, Grantham

GUIDE PRICE £290,000 - £300,000 - Beautiful detached family house which has been renovated throughout, just on the outskirts of Grantham. Located on a corner plot and offering spacious downstairs accommodation with an open plan feel, four bedrooms, driveway, garage and gardens to the rear.



Entrance

Entering the property to the front through a part-glazed door into the entrance hall with a radiator, wood effect flooring, door into the cloakroom and door leading into the lounge.

Cloakroom

Comprising of a wash hand basin, low level WC and wood effect flooring.

Lounge

17' 6" x 9' 7" (5.33m x 2.92m)

With a window to the front aspect, panelling to one wall, wood effect flooring, understairs storage cupboard, two radiators, staircase leading to the first floor landing and archway through to the breakfast kitchen.

Breakfast Kitchen

21' 8" x 8' 8" (6.60m x 2.64m)

With two windows to the rear aspect this open kitchen has a range of modern grey units to both the floor and eye level with black worktops over, one and a half stainless steel sink unit, and mixer tap. Integrated double oven, grill, gas hob with extractor hood and tile splashback. Built-in fridge freezer, dishwasher and washing machine, spotlights to the ceiling, radiator, tiled floor and French doors leading out to the rear garden.

First Floor Landing

This landing area features a radiator, storage cupboard housing the water tank, carpet and doors leading into the bedrooms and family bathroom.

Principal Bedroom

15' 3" x 8' 7" (4.65m x 2.62m)

This light and airy bedroom features two windows to the front aspect, built-in wardrobe, carpet, radiator and door into the en-suite.

En-Suite Shower Room

With a window to the front aspect and comprising of a shower enclosure, vanity sink unit, low level WC, partial tiling to the walls, spotlights to the ceiling, wood effect flooring and radiator.

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

A good sized bedroom which has a window to the rear aspect, built-in wardrobe, wood effect flooring and a radiator.

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

With a window to the rear aspect, built-in wardrobe, carpet and radiator.

Bedroom Four

7' 9" x 6' 9" (2.36m x 2.06m)

With a window to the front aspect, wood effect flooring and a radiator.

Family Bathroom

8' 3" x 4' 9" (2.51m x 1.45m)

With a window to the side aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, wood effect flooring and a radiator.

General Description Outside

Approaching the property there is a driveway leading to a single garage and gravel for further parking, step up to the front door, railings to the side and gated access through to the rear. The rear garden features a paved patio area perfect for outside dining and entertaining, artificial lawn, water tap, all enclosed by part fencing and brick wall.

Single garage with an up and over door, power and lighting.



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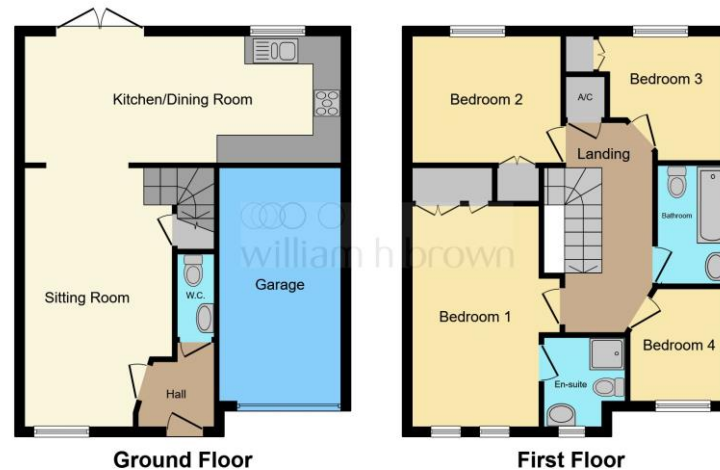
Burrows Close, Grantham

- Detached Family House
- Spacious Accommodation
- Modern Throughout
- Open Plan Downstairs Accommodation
- Four Bedrooms

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

guide price

£290,000 - £300,000



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Property Ref:
GST113650 - 0002

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Please note the marker reflects the
postcode not the actual property