



**Tattershall Close, Grantham NG31 8SU**

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## **Tattershall Close, Grantham**

Spacious accommodation throughout this perfect family home offers two reception rooms, one of which could be used as a family space, playroom etc, kitchen diner, conservatory, four bedrooms, an en-suite and family bathroom. Driveway and gardens. Call us to view on 01476 566363.



## **Entrance Hall**

Entering the property through a part-glazed door into the entrance hall with a storage cupboard, wood effect flooring, door into the cloakroom and a radiator.

## **Downstairs Cloakroom**

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

## **Lounge**

17' 4" x 10' 4" ( 5.28m x 3.15m )

With a bay window to the front aspect, carpet, coving to the ceiling, and two radiators.

## **Family Area/Playroom**

10' 3" x 8' 5" ( 3.12m x 2.57m )

With a window to the side aspect and carpet. This versatile room could be used as a family room, playroom, or games room.

This room has been converted partially from the garage.

## **Kitchen Diner**

25' 2" x 9' 5" ( 7.67m x 2.87m )

With a window to the rear aspect, and having a range of white units to both the floor and eye level with light grey worktops over, white sink, drainer and mixer tap. Integrated oven, electric hob with extractor hood above, built-in dishwasher and fridge freezer. Grey wood effect flooring, spotlights to the ceiling, radiator and wall mounted boiler. There is a door leading out to the rear garden, and arch leading through into the conservatory.

## **Conservatory**

10' 2" x 10' ( 3.10m x 3.05m )

This lovely conservatory was built with a dwarf wall and internal solid roof, glazed panels and windows. Radiator, grey wood effect flooring and French doors leading out to the rear garden.

## **First Floor Landing**

With a window to the side aspect, airing cupboard, radiator, hatch access to the loft and access to the bedrooms and family bathroom.

## **Principal Bedroom**

12' 4" x 10' 3" ( 3.76m x 3.12m )

With a window to the front aspect, built-in wardrobe, carpet, radiator and door leading into the en-suite.

## **En-Shower Room**

With a window to the side aspect and comprising of a shower cubicle, wash hand basin, low level WC, heated towel rail and tiling to the walls and floor.

## **Bedroom Two**

12' 5" x 9' 3" ( 3.78m x 2.82m )

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

## **Bedroom Three**

9' 7" x 8' 5" ( 2.92m x 2.57m )

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

## **Bedroom Four**

7' 3" x 6' 5" ( 2.21m x 1.96m )

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

## **Family Bathroom**

6' 6" x 6' 5" ( 1.98m x 1.96m )

With a window to the rear aspect and comprising of a bath with shower over, tiling to the walls, vanity sink unit, low level WC, wood effect flooring and a heated towel rail.

## **General Description Outside**

Approaching the property to the front having a driveway for off-road parking, lawn and borders, some mature shrubs with fencing. Gated side access to the rear garden.

The rear of the property features a gravel patio area, lawn, an array of shrubs and plants and a summerhouse.

Single garage - which part has been converted to a playroom/family area. The front section can be used as storage.



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## Tattershall Close, Grantham

- Detached Family House
- Beautifully Presented Throughout
- Lounge and Family Area or Playroom
- Four Bedrooms
- Driveway and Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£360,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
GST113705 - 0005

 **william h brown**



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)