



Wensleydale Close, Grantham NG31 8FH

welcome to

Wensleydale Close, Grantham

GUIDE PRICE £250,000 - £260,000 - EXTENDED family house on the very popular Manthorpe Estate. Well presented accommodation which includes a kitchen diner, lounge, conservatory, and 3/4 bedrooms. Generous driveway, garage and gardens front and rear. Call us now to view on 01476 566363.



Entrance Hall

Entering the property at the front through a part-glazed composite door on the side aspect with a window to the front aspect, Karndean wood effect flooring, radiator and doors leading into the cloakroom and lounge.

Downstairs Cloakroom

With a window to the front aspect, wash hand basin and low level WC.

Lounge

14' 11" x 13' 11" (4.55m x 4.24m)

With a window to the front aspect, Karndean wood effect herringbone flooring, feature fireplace with wood surround, marble effect hearth and inset electric fire, radiator, coving to the ceiling, door giving access into the kitchen diner and staircase to the first floor landing.

Kitchen Diner

14' 11" x 9' 4" (4.55m x 2.84m)

With a window to the rear aspect and having a range of modern white handleless units to both the floor and eyelevel with white worktops over, inset stainless steel sink and mixer tap. Integrated Bosch electric oven, microwave, hob with extractor hood above, washing machine, dishwasher and fridge. Karndean wood effect herringbone flooring, radiator and bifold doors giving access into the conservatory.

Conservatory

12' 6" x 16' 4" (3.81m x 4.98m)

With Karndean wood effect herringbone flooring, and French doors leading out to the rear garden.

First Floor Landing

The landing area has a radiator, hatch access to the loft with professional boarding, fitted ladder, strip light and two sockets, door access into three bedrooms and family bathroom.

Bedroom One

10' 7" x 8' 2" (3.23m x 2.49m)

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

Bedroom Two

9' 5" x 8' 2" (2.87m x 2.49m)

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

Bedroom Three

9' 5" x 7' 10" (2.87m x 2.39m)

This bedroom is built over the garage and has a door from bedroom one. Having a window to the front aspect, carpet and a radiator.

Bedroom Four

7' 7" x 6' 5" (2.31m x 1.96m)

Single bedroom with a window to the front aspect, carpet and a radiator.

Family Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

This newly fitted bathroom has a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, vinyl flooring and a heated towel rail.

General Description Outside

Approaching the property to the front with a blocked paved drive for an estimated three vehicles and lawns to either side with borders and shrubs. The rear garden features a paved patio area, perfect for outside dining. Mainly laid to lawn with shrub borders and tree. All enclosed by fencing.

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



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welcome to Wensleydale Close, Grantham

- Extended Semi-Detached House
- Well Presented Throughout
- Conservatory
- 3/4 Bedrooms
- Close to Primary and Secondary Schools

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

guide price

£250,000 - £260,000



Total floor area 105.0 m² (1,130 sq.ft.) approx.
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.propertybox.io

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113837 - 0004

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