



**Abbeydale Crescent, Grantham NG31 8EX**



**welcome to**

**Abbeydale Crescent, Grantham**

\*GUIDE PRICE £265,000 - £275,000\* - Detached family house in a popular estate location. Beautifully presented throughout with two reception rooms, kitchen, three bedrooms, family bathroom, good size front with driveway and single garage. Viewing is Essential



### Entrance Hall

Entering the property to the front through a part-glazed door into the entrance hall with wood effect laminate flooring, staircase leading to the first floor landing, door into the lounge and double doors into the dining room.

### Lounge

16' 9" x 11' 4" ( 5.11m x 3.45m )

Bright and airy dual aspect room with windows to both the front and rear aspects, feature fireplace with wood surround, hearth and inset electric fire. Two radiators, coving to the ceiling, wall lights and wood effect laminate flooring.

### Dining Room

11' 2" x 11' 9" ( 3.40m x 3.58m )

Good size dining room with a window to the rear aspect, storage cupboard, wood effect laminate flooring, coving to the ceiling, radiator, and archway leading through to the kitchen.

### Kitchen

8' 7" x 7' 3" ( 2.62m x 2.21m )

With a window to the rear aspect and having a range of cream units with wood style worktops over, one and a half stainless steel sink, drainer, mixer tap with tile splashbacks. Freestanding electric cooker, hob with extractor hood above. Space for a fridge freezer, coving to the ceiling, tile floor and part glazed door leading out to the rear garden.

### First Floor Landing

With a window to the front aspect, storage cupboard, laminate wood flooring, hatch access to the loft and doors leading into the bedrooms and family bathroom.

### Bedroom One

12' 3" x 11' 4" ( 3.73m x 3.45m )

With a window to the rear aspect, carpet, and a radiator.

### Bedroom Two

11' 3" x 8' 9" ( 3.43m x 2.67m )

With a window to the rear aspect, wood effect laminate flooring, coving to the ceiling and a radiator

### Bedroom Three

11' 4" x 6' 3" ( 3.45m x 1.91m )

With a window to the front aspect, coving to the ceiling, carpet and radiator.

### Family Bathroom

9' 1" x 5' 4" ( 2.77m x 1.63m )

With a window to the side aspect and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls and floor.

### General Description Outside

Lovely open front garden with double concrete and gravel driveway, lawn and some mature shrubs, gated access through to the rear.

The rear garden features a paved patio area, perfect for outside dining and entertaining, and lawn with a paved pathway through.

Single garage with power and lighting also housing the boiler and plumbing for a washing machine.



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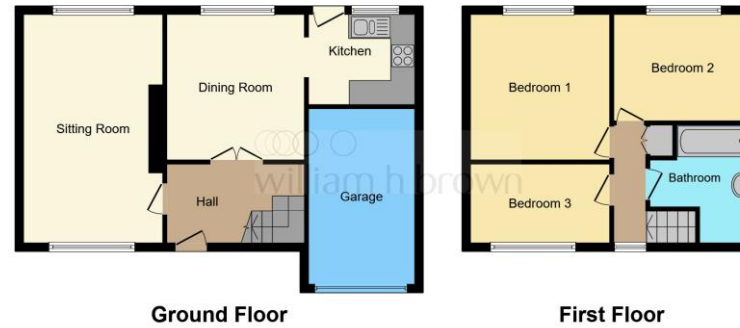
## Abbeydale Crescent, Grantham

- Detached Family House
- Two Reception Rooms
- Three Bedrooms
- Driveway and Garage
- Great Location

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

guide price

**£265,000 - £275,000**



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Property Ref:  
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