



**Wells Close, Grantham NG31 8NJ**

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## **Wells Close, Grantham**

Extended spacious family home in a great location, good access to the A1 and A52 and into the market town of Grantham. Beautifully presented throughout offering an open plan lounge/kitchen, dining area, driveway for multiple vehicles and stunning garden to the rear.



## **Entrance Porch**

Enclosed space with a door into the rest of the property surrounded by windows.

## **Entrance Hall**

Entrance hall with staircase leading to the first floor landing, glazed fronted bespoke understairs wine cupboard, radiator, wooden flooring and access to the cloakroom and lounge.

## **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC, wooden flooring and a radiator.

## **Lounge**

21' 6" x 14' 11" ( 6.55m x 4.55m )

With a bay window to the front aspect, inset living flame electric fire, two radiators, carpet, coving to the ceiling and open through to the extension.

## **Open Plan Dining Area**

21' 7" x 11' 9" ( 6.58m x 3.58m )

Large extension allowing space for dining and entertaining, French doors to the side aspect, two full length windows of three panel each to the rear aspect, radiator, Karndean flooring, island with a range of units, and a wine fridge.

## **Kitchen**

9' 8" x 10' 11" ( 2.95m x 3.33m )

Having a range of units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Two Integrated Bosch ovens, Bosch gas hob with extractor hood above, built-in Bosch microwave, Bosch dishwasher, radiator, Karndean flooring, open plan through to the extension dining area.

## **Utility Room**

7' 6" x 8' 3" ( 2.29m x 2.51m )

With a window to the rear aspect, a range of units and worktops to the room. Plumbing for appliances, large space for a fridge/freezer, Karndean flooring and access through to the boot room (the rear part of the garage).

## **Boot Room**

Comprising of some units, a standalone shower, hatch access to the loft, Karndean flooring and door leading out to the side aspect.

## **First Floor Landing**

With a window to the side aspect, carpet and access to the airing cupboard, bedrooms and bathroom.

## **Bedroom One**

9' 11" x 12' Excl wardrobes ( 3.02m x 3.66m Excl wardrobes )

Large window to the front aspect, fitted wardrobes, carpet and a radiator.

## **Bedroom Two**

8' 11" x 11' 3" ( 2.72m x 3.43m )

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

## **Bedroom Three**

8' 9" x 6' 11" ( 2.67m x 2.11m )

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

## **Bedroom Four**

6' 7" x 10' ( 2.01m x 3.05m )

With a window to the front aspect, fitted wardrobes, over stairs cupboard, carpet and a radiator.

## **General Description Outside**

Approaching the property to the front with a large driveway for multiple vehicles, gated access through to the rear.

The beautifully presented rear garden is enclosed by fencing and features a block paved patio area, perfect for outside dining and entertaining, lawn, gravelled areas incorporating some mature shrubs, plants an acer tree and flowers. A further decking area with pergola above, ideal for extra seating, pots and planters a great place to have a BBQ.

Single Garage which has been partially converted into the bootroom to the rear and storage space at the front.



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## Wells Close, Grantham

- Extended Detached House
- Well Presented Throughout
- Open Plan Lounge and Dining Area
- Four Bedrooms
- Large Driveway for Multiple Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£370,000**



Total floor area 136.0 m<sup>2</sup> (1,464 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



Property Ref:  
GST113921 - 0005

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