



**Caldicot Gardens, Grantham NG31 8WR**



**welcome to**

**Caldicot Gardens, Grantham**

\*GUIDE PRICE £320,000 - £330,000\* - Beautifully presented family house close to some local amenities. Spacious accommodation throughout with some upgraded features, Amtico flooring, modern kitchen with appliances and wardrobes. Landscaped garden and garage. Call us to view on 01476 566363.



### Entrance Hall

Entering the property to the front through a solid door with Amtico flooring, radiator, staircase rising to the first floor and door access into the cloakroom, lounge and kitchen diner.

### Cloakroom

Comprising of a wash hand basin, low level WC, half tiled walls, Amtico flooring and a radiator.

### Lounge

17' 8" x 10' 6" ( 5.38m x 3.20m )

With a window to the front aspect, carpet, two radiators and French doors with glazed side panels leading out to the rear garden.

### Kitchen Diner

17' 9" x 9' 6" ( 5.41m x 2.90m )

Lovely relaxing space with dual aspect windows to both the front and rear aspects. This kitchen diner features a modern kitchen to one end which has a range of light grey high gloss units to both the floor and eye level with wood style worktops over, sink, drainer, mixer tap with subway tile splashbacks. Integrated double oven, induction hob with extractor hood above. Built-in dishwasher and fridge freezer, Amtico flooring and spotlights to the ceiling and two radiators. Plenty of space for a dining table and access into the utility room.

### Utility Room

5' 6" x 5' 4" ( 1.68m x 1.63m )

Having a range of light grey units to both the floor and eye level with wood style worktops over. Bonus storage cupboard, subway splashback tiling to the walls, Amtico flooring, cupboard housing the wall mounted boiler, integrated washing machine, space for a tumble dryer and door leading out to the side aspect.

### First Floor Landing

With a window to the rear aspect, hatch access to the loft which has power and a booster for the tv points, a radiator, corner storage cupboard and door access into the bedrooms and family bathroom.

### Principal Bedroom

13' widest point x 11' 5" ( 3.96m widest point x 3.48m )

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

### En-Suite Shower Room

With a window to the front aspect and comprising of a shower cubicle, wash hand basin, low level WC, half tiled walls, heated towel rail and Amtico flooring.

### Bedroom Two

9' 8" x 11' 3" widest point ( 2.95m x 3.43m widest point )

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

### Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )

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

### Family Bathroom

6' 4" x 6' 2" ( 1.93m x 1.88m )

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, half tiled walls, heated towel rail and Amtico flooring.

### General Description Outside

Approaching the property to the front which features a beautiful long private driveway which opens up to a double width drive at the property leading to a detached single garage. Small gravel frontage either side of the paved path with miniature hedging and an array of small shrubs. Side gate access to the rear of the property.

The beautifully landscaped rear garden features both paved and decking areas perfect for outside dining, seating and entertaining, or just some pots and planters. Lawns with curved shrub borders and a large log summer house. The garden is enclosed by brick wall and fencing.



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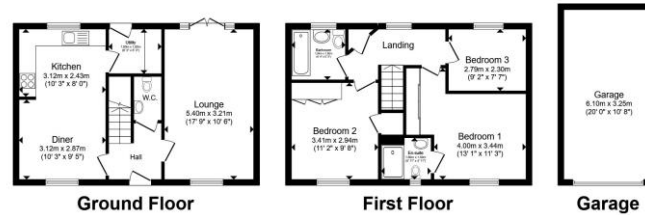
welcome to

## Caldicot Gardens, Grantham

- Detached Family House
- Beautifully Presented Throughout
- Modern Kitchen
- Three Bedrooms, One with an En-Suite
- Long Private Driveway, Garage and Landscaped Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C



guide price

**£320,000 - £330,000**

Total floor area 110.9 m<sup>2</sup> (1,193 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.co

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113914 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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