



Grantham Road, Sleaford NG34 7NY

welcome to

Grantham Road, Sleaford

A beautifully presented executive detached property in sought after location within walking distance to Sleaford town centre. Two reception rooms, open plan kitchen diner snug & utility room. Family bathroom, two ensuites & downstairs shower room. Ample off road parking & double garage.



Entrance Hall

Being approached via a door from the front, having two radiators, solid oak flooring, stairs rising to the first floor, double glazed windows to the front and side.

Lounge

21' x 12' (6.40m x 3.66m)

Featuring a fireplace with surround, radiator, wall lights and double glazed sliding doors to the rear.

Open Plan Kitchen Diner Snug

29' x 25' (8.84m x 7.62m)

The dining area has a radiator, double glazed sliding doors to the rear and opening to the kitchen, which is fitted with a range of wall and base units with work surfacing, tiled splashbacks and a one and a half bowl sink. There is a built-in electric oven, hob, extractor fan, integrated dishwasher, space for fridge freezer, pantry, central island and breakfast bar. There is tiled flooring and spot lights throughout.

Utility Room

13' x 6' (3.96m x 1.83m)

Fitted with base units, Belfast style sink with mixer tap, cupboard housing the washing machine and space for tumble dryer, radiator, tiled flooring, space for further appliances and double glazed window to the side.

Shower Room

6' x 4' (1.83m x 1.22m)

Fitted with a walk in shower, wash hand basin, WC, tiled flooring, tiled walls and extractor.

Study

18' x 9' (5.49m x 2.74m)

There is a radiator and double glazed window to the side.

First Floor Landing

There is access to a boarded loft with ladder, radiator and double glazed window to the front.

Bedroom One

28' 1" x 18' (8.56m x 5.49m)

The impressive master suite has two radiators, two double glazed windows to the side and three skylights.

Ensuite

9' 1" x 7' (2.77m x 2.13m)

Fitted with a freestanding bath, separate shower cubicle, inset wash hand basin with mixer tap, WC, partly tiled walls, tiled flooring, heated towel rail, extractor fan and skylight.

Bedroom Two

12' 1" x 15' (3.68m x 4.57m)

There is a radiator and double glazed window to the rear.

Ensuite

7' 1" x 8' (2.16m x 2.44m)

Fitted with a bath with over shower, inset wash hand basin with mixer tap, WC, partly tiled walls, tiled flooring, extractor, radiator and double glazed window to the side.

Bedroom Three

17' x 11' 1" (5.18m x 3.38m)

There is a fitted open wardrobe, fitted storage, radiator and double glazed window to the rear.

Bedroom Four

12' x 11' (3.66m x 3.35m)

Having a radiator and double glazed window to the rear.

Bathroom

11' 1" x 5' (3.38m x 1.52m)

Fitted with a bath with shower over, inset sink with mixer tap, WC, tiled splashbacks, tiled flooring, heated towel rail, extractor and double glazed window to the front.

Outside Front

To the front of the property there is a gravelled driveway providing parking for numerous vehicles, small lawned areas, shrubs and side access to the rear garden.

Double Garage

19' x 19' (5.79m x 5.79m)

Having an electric up and over door, power and lighting and double glazed window to the front.

Rear Garden

The fully enclosed garden has a lawn, under cover raised decking area, pond and outside power.



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welcome to

Grantham Road, Sleaford

- Immaculately Presented Throughout
- Edge of Town Location
- Close to Local Amenities, Schools & Transport Links
- Ample Parking & Double Garage
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111779 - 0006

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