

FOR SALE



Knaresborough Drive, Grantham
£189,950


MARTIN&CO



Knaresborough Drive, Grantham

2 Bedrooms, 1 Bathroom

£189,950

- Extremely Desirable, Modern, Semi-Detached Home
- Spacious & Very Well Presented
- Two Generous Double Bedrooms
- Gas Central Heating & Double

ENTRANCE HALL 10' 0" x 6' 7" (3.05m x 2.01m) The hallway creates a very attractive welcome to this fine home, setting the tone of style and quality repeated throughout. The hall has a high quality natural wood floor finish. Radiator. Stairs rising off and doors to the following.

GROUND FLOOR WC 4' 10" x 2' 8" (1.47m x 0.81m) With close coupled wc and wash hand basin. Double glazed window. Radiator.



KITCHEN 9' 94" x 6' 7" (5.13m x 2.01m) Attractively fitted with a range both base and eye level storage units and having built in appliances too. The base level units being surmounted by butchers block style rolled edge work surfaces. These having an inset white enamelled ceramic sink unit with swan neck mixer tap. Complementary glazed tile finish in part to walls. Also built in is a four ring hob gas hob above which is a chimney style fan hood and beneath a built in multi-function oven. Space and plumbing for washing machine and also for dishwasher. Slate effect floor finish. Concealed, wall mounted gas boiler. Double glazed window to front.

SITTING/DINING ROOM 14' 2 (max)" x 13' 6 (max)"

(4.32m x 4.11m) Of notably generous dimensions with space both for seating and dining formally or informally. The room also enjoys excellent natural light entering through double glazed "French Doors" which both open out onto and give an attractive aspect over, the lovely rear garden. Tv aerial point. Two radiators.

Stairs rise from the hallway to the first floor landing.

FIRST FLOOR LANDING With doors off to the following.

BEDROOM 1 13' 6" x 9' 5" (4.11m x 2.87m) Generous double bedroom with two double glazed windows to the rear. Radiator. Double doors to wardrobe.

BEDROOM 2 10' 5" (inc wardrobe) x 8' 6" (3.18m x 2.59m) Another well proportioned double bedroom again with good natural light entering through two double glazed windows to the front elevation. Radiator.

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m) Fitted with a

three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Part tiled walls. Contemporary tiled floor finish. Downlighters inset to ceiling. vertically mounted heated towel rail/radiator.

OUTSIDE The property has an attractive frontage comprising both low maintenance garden section as well as off street parking space. To the rear the back garden is another desirable feature in the form of a private, fully enclosed garden. This enjoys a natural stone patio adjacent to the property which gives way to a lawned garden. This in turn is flanked by flower and shrub borders edged with sleepers. The whole garden being fully enclosed by fencing with gated access to rear.

These particulars are for the guidance of proposed purchaser/s and do not represent the terms of a contract, they must be accepted as a guide only and are issued without any responsibility for the vendor, Martin & Co or its employees. Measurements shown in



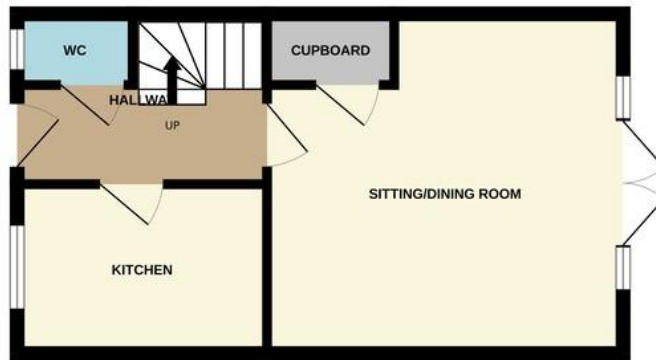
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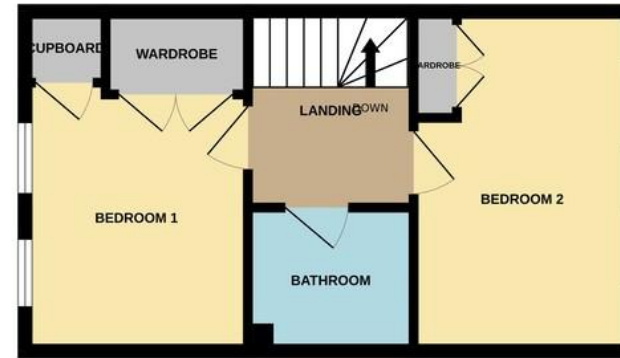
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GROUND FLOOR



1ST FLOOR



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