



30 Ash Grove,  
Grantham. NG31 9QE



**Guide Price £350,000 to £360,000**

- NEW BUILD
- 10 Year Architect Certificate
- Living Kitchen Diner
- Lounge
- Office/Playroom
- Owned Solar Panels
- FOUR Bedrooms
- En Suite to Master
- Off Road Parking
- Freehold



**\*\* GUIDE PRICE £350,000 - £360,000 \*\*** Situated at the head of a cul-de-sac you will find this **NEWLY BUILT** individual detached house. The property comes with a 10 year architect certificate and also has the benefit of **SOLAR PANELS** that are owned and not leased. The accommodation comprises a super Kitchen/Dining/Living room that runs the width of the property and includes a fully fitted kitchen, a cooking island and bi-fold doors opening onto the patio. There is also a lounge, utility, office/playroom, **FOUR DOUBLE BEDROOMS** with the master having an en-suite shower room and a family bathroom. Internal viewing is highly recommended to appreciate the finish of this newly built home.

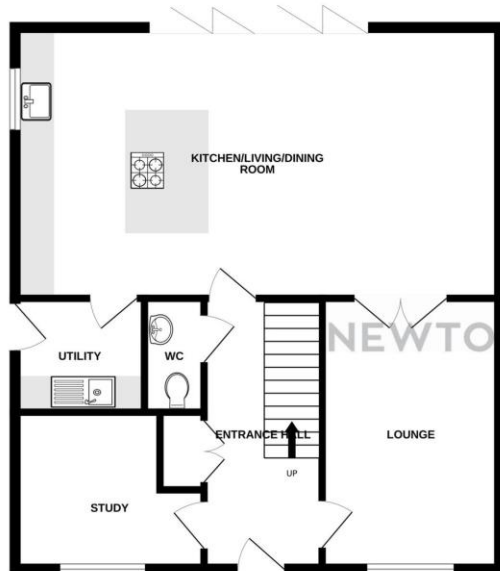




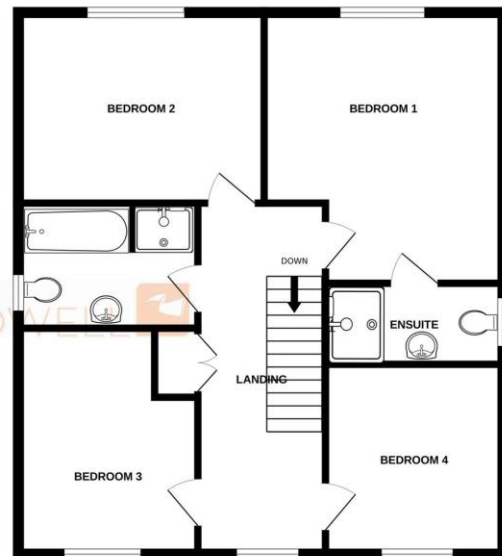


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

