



27 Cavendish Way, Sunningdale,
Grantham. NG31 9FN



Guide Price £210,000 to £215,000

- Semi-Detached Family Home
- Immaculate Throughout
- THREE BEDROOMS
- Lounge
- Modern Kitchen Diner
- Bathroom & En Suite
- Ample Driveway & Garage
- Ideal First Purchase
- Private Rear Garden
- Freehold – Energy Rating C



Located in the well established Sunningdale development you'll find this very well presented and maintained semi-detached house, that could make the ideal family home. The superb accommodation, **with new combi boiler fitted in January 2024**, comprises of Entrance Hall, downstairs WC Lounge, Kitchen Diner, THREE BEDROOMS with En Suite to the master and a Family Bathroom. Outside there is a garage and driveway providing off-road parking for multiple vehicles, as well as gardens to the front and rear, the latter of which is private and enclosed. This home also benefits from uPVC double glazing and gas fired central heating.

ACCOMMODATION

ENTRANCE HALL

With single radiator, smoke alarm, heating controls, laminate floor and stairs rising to the first floor landing.

CLOAKROOM

0.88m x 1.47m (2.9ft x 4.8ft)

With uPVC obscure double glazed window to the front aspect, single radiator, electrical consumer unit, low level WC and corner wash handbasin.

LOUNGE

3.60m narrowing to 2.31m x 5.15m (11'9" narrowing to 7'6" x 16.10ft)

With uPVC double glazed window to the front aspect, single radiator.





KITCHEN DINER

2.94m x 4.58m (9.6ft x 15ft)

With uPVC double glazed window to the rear aspect, uPVC double glazed sliding patio doors to the rear, single radiator, tiled flooring, a good range of eye and base level units, work surfaces with inset stainless steel sink and drainer with mixer tap over, inset electric induction hob with extractor over and cooker beneath, space and plumbing for washing machine, space for American style fridge freezer, under stairs storage cupboard, ceiling spotlighting and tiled splashbacks.

FIRST FLOOR LANDING

With smoke alarm, loft hatch access and airing cupboard housing a new gas fired combination boiler (installed 18th January 2024).

BEDROOM 1

2.75m x 3m (9ft x 9.8ft)

With uPVC double glazed window to the front aspect, built-in wardrobes and single radiator.

EN SUITE

1.51m x 1.91m (5ft x 6.3ft)

With uPVC obscure double glazed window to the front aspect, single radiator, ceiling spotlighting, shower cubicle with mains fed shower within, pedestal wash handbasin and low level WC.

BEDROOM 2

2.6m x 3.33m (8.5ft x 10.9ft)

With uPVC double glazed window to the rear aspect, single radiator.

BEDROOM 3

1.29m x 2.89m (4.2ft x 9.5ft)

With uPVC double glazed window to the rear aspect, single radiator.

BATHROOM

1.83m x 2.01m (6ft x 6.6ft)

With uPVC obscure double glazed window to the side aspect, a 3-piece suite comprising panelled bath with mains shower and shower screen, pedestal wash handbasin and low level WC., single radiator, extractor, ceiling spotlighting.

OUTSIDE

There is generous off-road parking which leads to a single garage. A timber gate between the property and garage leads through to the rear garden where there are paved areas and footpath down the side of the garage, slate chippings and gravel to the borders and a grassed area. There is fencing to the boundaries and the rear garden backs on to a playing field therefore is not overlooked.

GARAGE

With up-and-over door, door to the garden and power.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2022/2023 - £1,678.24

DIRECTIONS

Travel out of Grantham on the A607 on Manthorpe Road and at the traffic light junction turn right onto Belton Lane continuing until turning right onto Sunningdale. Follow the road round until reaching the mini roundabout. Turn right onto Cavendish Way.

GRANTHAM

There is a small convenience store further along Sunningdale and a local bus service.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.





AGENT'S NOTES

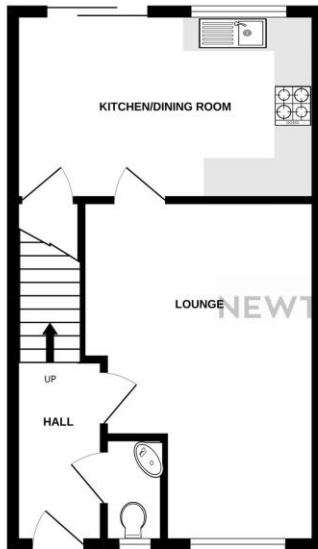
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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

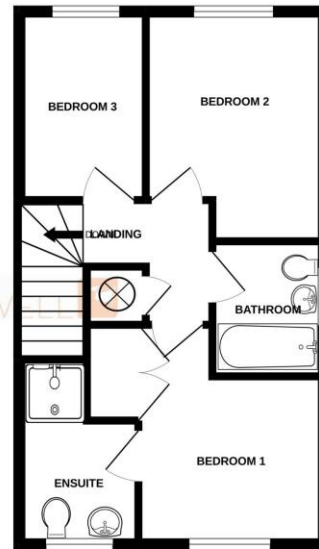


Floorplan

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.
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