



3 Mossdale Close,
Grantham. NG31 8FQ



Guide Price £400,000 to £420,000

- Popular Residential Location
- Detached Family Home
- Spacious Accommodation
- Lounge
- Breakfast Kitchen
- Utility Room
- Office/Playroom/5th Bedroom.
- Four Bedrooms
- Bathroom & En Suite
- Freehold – Energy Rating C
- Owned Solar Panel System



Located on the ever popular residential development locally known as "The Manthorpe Estate" you will find this Detached Family Home. The spacious accommodation comprise of Entrance Hallway, Lounge, Dining Room Breakfast kitchen, Utility Room, Office/Playroom/5th Bedroom, Cloakroom. Upstairs there are 4 bedrooms with the master having an En-Suite Shower Room and a separate family Bathroom. Outside you will find a driveway providing ample off road parking which leads to a Double Garage. To the rear there is a superb and much loved garden which wraps around the whole of the rear elevation and has a variety of apple trees, enclosed by well manicured leylandii hedging and panel fencing. Viewing is high recommended to fully appreciate the size of this property and the garden.

ACCOMMODATION

ENTRANCE HALL

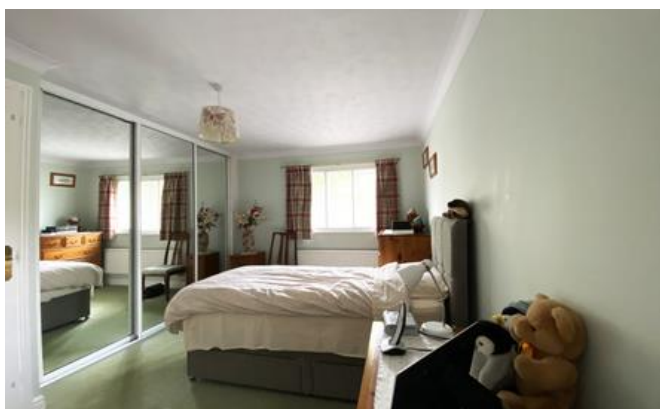
Having composite part glazed entrance door, two uPVC double glazed windows to the front aspect, stairs rising to the first floor and radiator.

LOUNGE

3.40m x 6.40m (11'2" x 21'0")

With uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the garden, Living Flame gas fire set in surround and two radiators. Glazed double doors lead through to the dining room.





DINING ROOM

3.50m x 3.60m (11'6" x 11'10")

With uPVC double glazed window to the rear aspect and radiator.

BREAKFAST KITCHEN

2.50m x 4.73m (8'2" x 15'6")

Having uPVC double glazed window to the front aspect, inset twin bowl stainless steel sinks with granite work surfacing with drainage grooves, granite splashbacks, 4-ring AEG electric induction hob, waist height double oven, integrated fridge and freezer, a good range of eye and base level cupboards and drawers, tiled floor and vertical radiator.

UTILITY ROOM

1.60m x 1.94m (5'2" x 6'5")

With uPVC door to lean-to, space and plumbing for washing machine, full height cupboard, radiator, tiled floor, wall mounted gas fired combination boiler.

LEAN-TO

2.00m x 4.47m (6'7" x 14'8")

With door to the garden.

OFFICE / PLAYROOM

2.3m x 3.2m narrowing to 2.11m x 3.8m (7'6" x 10'5" narrowing to 6'11" x 12'5")

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

CLOAKROOM

1.03m x 2.30m (3'5" x 7'6")

With uPVC obscure double glazed window to the rear aspect, low level WC., wash basin, tiled splashbacks and radiator.

FIRST FLOOR LANDING

Having cupboard housing hot water cylinder, radiator and loft hatch access.

BEDROOM 1

With uPVC double glazed window to the rear aspect, triple fitted wardrobes with sliding mirror doors, radiator.

EN SUITE

1.68m x 2.60m (5'6" x 8'6")

With uPVC obscure double glazed window to the front aspect, walk-in shower with mains fed rain head shower within, concealed cistern WC with worktop space over and wash basin with vanity storage beneath, tiled walls, tiled flooring, extractor and heated towel rail.

BEDROOM 2

3.15m x 3.50m (10'4" x 11'6")

With uPVC double glazed window to the rear aspect, fitted wardrobes with sliding mirror doors, radiator.

BEDROOM 3

2.6m extending to 3.5m x 2.6m (8'6" extending to 11'5" x 8'6")

With uPVC double glazed window to the front aspect and radiator.

BEDROOM 4

2.40m x 2.70m (7'11" x 8'11")

With uPVC double glazed window to the rear aspect and radiator.

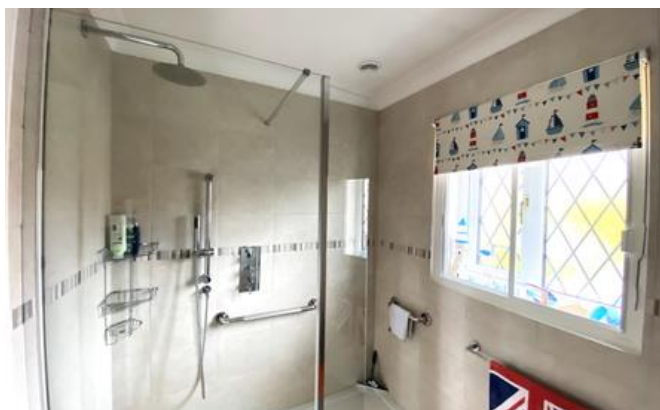
BATHROOM

1.70m x 3.40m (5'7" x 11'2")

Having uPVC obscure double glazed window to the front aspect,

OUTSIDE

There is off-road parking on the double width driveway, a lawned area and shrubs including an attractive Acer. A footpath leads to the rear garden. At the rear there is a patio area with steps up to a raised lawn which wraps around the property to the rear of the double garage. The garden is private with well manicured Leylandii hedging, panel fencing and some raised borders. There are various plants and shrubs including Magnolia, Tamarix and Lilac and a variety of fruit trees. There is also a garden shed, outside lighting and a cold water tap.





DOUBLE GARAGE

4.50m x 5.15m (14'10" x 16'11")

With twin up-and-over doors, power and lighting.

SOLAR PANELS

The property has 6 solar panels fitted to the rear roof. These are an owned system.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue over the traffic lights on to Manthorpe Road, passing Grantham Hospital on the left-hand side and take the second left turn on to Longcliffe Road. Follow the road and take the left turn onto Mossdale Close, The property is on the left.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross.

The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market.

The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools closeby are the Manthorpe Pre-School Playgroup, Cliffedale Primary School and The Priory Ruskin Academy, so all ages catered for.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

NOTE

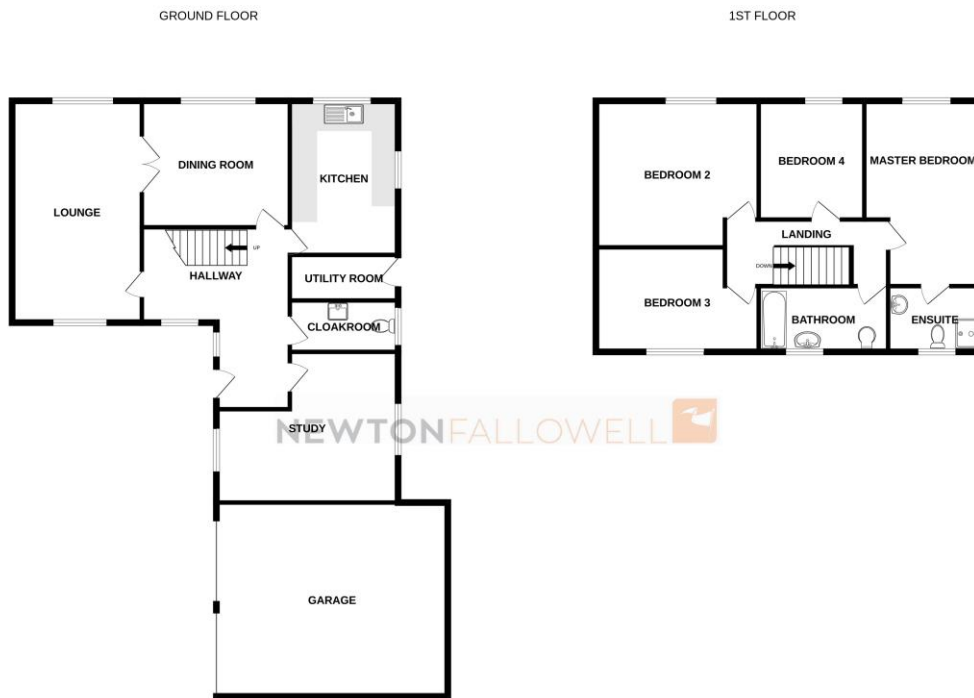
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



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.
Made with Metropix ©2024



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk