



1 The Orchards,  
Grantham. NG31 9GW



**Guide Price £435,000**

- Potts Built Detached Bungalow
- Small Development off Belton Lane
- Generous Accommodation
- 'L' shaped Hall, Cloakroom
- Spacious Lounge & Dining Room
- Large Kitchen/Breakfast Room & Utility
- Four Bedrooms
- Two Bathrooms
- Double Garage
- Freehold - Energy Rating C



A rarely available Potts built detached bungalow situated in a small quiet close off Belton Lane and Lime Grove. The property is one of only five similar homes built in 1997 and offers generous accommodation with particularly well proportioned rooms. There is an L-shaped entrance hall, cloakroom/WC, kitchen/breakfast room, utility room, lounge, separate dining room, master bedroom with an en suite shower room, up to three further bedrooms and a bathroom. Outside there is a detached double garage with an electric door and Pod electric CAR CHARGE POINT. Outside there is a private rear garden which is not overlooked. The property is offered for sale with vacant possession and NO ONWARD CHAIN. Viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE PORCH

A large entrance porch with brick stanchions and a pitch tiled roof having an entrance recess with uPVC entrance door having coloured leaded lights and matching side panel.

### ENTRANCE HALL

An 'L' shaped entrance hall and inner hall with radiator, coving, built-in airing cupboard with insulated copper cylinder and electric immersion heater, loft hatch access via loft ladder to roof space, heating thermostat. Half glazed double doors lead off to both the lounge and dining room.





## CLOAKROOM/WC

Containing low level WC and wash handbasin, tiled floor, coving, extractor fan and radiator.

## DINING ROOM

3.04m x 4.37m (10'0" x 14'4")

With uPVC double glazed window to the front elevation, coving and radiator.

## KITCHEN/BREAKFAST ROOM

4.16m x 4.31m (13'7" x 14'1")

A large well proportioned kitchen fitted with a comprehensive range of units comprising base cupboards with working surfaces over and matching eye level cupboards, Neff integrated double oven, ceramic hob and cooker hood, integrated Neff dishwasher, coving, spotlights, tiled floor, tiled splashbacks, radiator, uPVC double glazed window to the side and rear elevation.

## UTILITY ROOM

A useful utility room with working surface and inset sink, Worcester wall mounted gas fired central heating boiler, space and plumbing for washing machine, tiled floor, tiled splashbacks, coving, spotlights, extractor fan, loft hatch, radiator and external uPVC door to the front elevation.

## LOUNGE

4.16m x 5.64m (13'7" x 18'6")

A generous living space overlooking the rear garden through uPVC double glazed window and sliding patio doors with a motorised sun canopy over. It has a feature marble style fireplace with Adam surround and inset coal effect gas fire (disconnected), wall lights, radiator.

## BEDROOM 1

3.57m x 4.25m (11'8" x 13'11")

With uPVC double glazed bow window to the front elevation, radiator and coving.

## EN SUITE SHOWER ROOM

1.39m x 2.47m (4'7" x 8'1")

Containing a shower cubicle, wash handbasin with vanity storage beneath and low level WC., chrome heated towel rail, tiled floor, fully tiled walls and uPVC obscure double glazed window to the side elevation .

## BEDROOM 2

3.61m x 4.23m (11'10" x 13'11")

With uPVC double glazed window to the rear elevation, radiator and coving.

## BEDROOM 3

2.99m x 3.32m (9'10" x 10'11")

With uPVC double glazed window to the front elevation, radiator and coving.

## STUDY/BEDROOM 4

2.03m x 2.31m (6'8" x 7'7")

Having uPVC double glazed window to the front elevation, radiator and coving.

## BATHROOM

1.91m x 3.13m (6'4" x 10'4")

With uPVC obscure double glazed window to the side elevation,

## OUTSIDE

The property stands behind an open-plan front garden laid to lawn with a Cherry tree and raised brick planter. There is a block paved driveway providing ample off-road parking and metal gates to both sides of the property leads through to the rear. There is a sheltered gravelled courtyard area to the side ideal for clothes drying etc. The rear garden is triangular in shape and is laid generally to lawn with borders, shrubs and conifers, outside lighting, garden tap, timber fencing to the boundaries and an additional gravelled seating area. The garden is not overlooked and enjoys a good level of privacy.

## DOUBLE GARAGE

A detached brick built double garage with a pitch tiled roof, electrically operated up-and-over door and door to the side, light and power connected and Pod charge point for electric vehicle.

## SERVICES

Mains water, gas, electricity and drainage are connected.





## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the traffic lights on Manthorpe Road take the right turn onto Belton Lane and continue along, taking the right turn onto Belton Avenue. Turn right onto Lime Grove and bear left which leads onto The Orchards.

## GRANTHAM

The property is situated within easy distance of Grantham town, with a local bus route along Belton Lane. local shops are available off Harrowby Lane/New Beacon Road.

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 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.

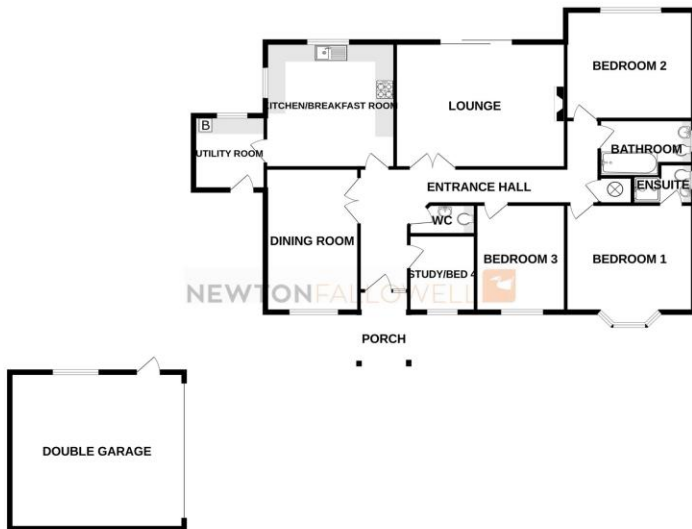
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For more information please call in the office or telephone 01476 591900.

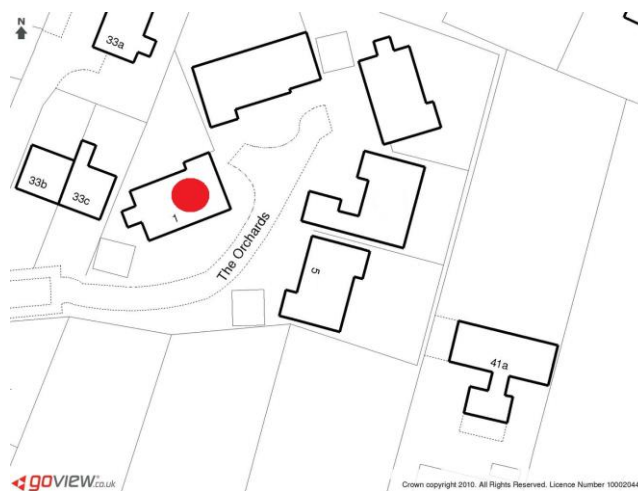


# Floorplan

## GROUND 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 for any prospective purchaser. The services, fixtures and appliances shown here have been listed and no guarantee as to their operability or efficiency can be given.  
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