



70 Bridge End Grove,
Grantham. NG31 7HN



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Freehold

Guide Price £275,000 to £300,000



Key Features

- Popular Residential Location
- SOUTH Facing Garden
- Open View To Rear
- Detached Family Home
- Lounge, Dining Room, Breakfast Kitchen
- 3 Bedrooms, Shower Room & Bathroom
- Conservatory
- Freehold - Energy Rating D





Located on the eastern side of Grantham you will find this stunning detached family home that has the benefit of being sold with NO ONWARD CHAIN. The property occupies a generous plot and with open views from the south facing rear garden is every sun worshiper's dream. The property comprises Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, downstairs Shower Room, Three Bedrooms and family Bathroom. Outside to the front of the property there is a block paved driveway. However, the real treat is the rear garden with its open views, southerly aspect and numerous patio seating areas along with a garden which is laid to lawn making the perfect family garden and home entertaining space for those summer barbecues. Viewing is highly recommended to appreciate this property and the garden to the rear. Call to book your viewing today.

ACCOMMODATION

ENTRANCE HALL

With open porch and part glazed uPVC entrance door leading into the entrance hall. The entrance hall has stairs rising to the first floor, radiator and central heating thermostat.

LOUNGE

3.57m x 5.79m (11'8" x 19'0")

With uPVC double glazed window to the front aspect, uPVC double glazed patio doors to the rear aspect, radiator, click vinyl flooring and contemporary flueless wall mounted gas fire.

CONSERVATORY

2.85m x 4.33m (9'5" x 14'2")

Of dwarf brick wall construction with uPVC double glazed units over and French doors to the side and rear, a polycarbonate roof and click vinyl flooring..

DINING ROOM

3.39m x 3.77m (11'1" x 12'5")

With uPVC double glazed French doors to the rear, click vinyl flooring and radiator.

KITCHEN

2.72m x 6.71m (8'11" x 22'0")

Having uPVC double glazed window to the side and rear aspect, door to the side, an excellent range of base level cupboards and drawers with matching eye level units, breakfast bar, inset stainless steel sink and drainer with mixer tap over, range style electric double oven with 6-ring gas hob and chimney style extractor over, space and plumbing for washing machine, space for further under counter appliances, space for American style fridge freezer, tiled floor and metro style tiled splashbacks.

SHOWER ROOM

1.50m x 2.47m (4'11" x 8'1")

With uPVC obscure double glazed window to the front aspect, corner shower cubicle with electric shower within, pedestal wash basin and low level WC., heated towel rail, fully tiled walls, click vinyl flooring and extractor.

FIRST FLOOR LANDING

Having uPVC double glazed window to the front.

BEDROOM 1

3.58m x 3.64m (11'8" x 11'11")

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





BEDROOM 2

2.71m x 3.40m (8'11" x 11'2")

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

BEDROOM 3

1.93m x 3.58m (6'4" x 11'8")

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

BATHROOM

1.84m x 2.36m extending to 2.80m (6'0" x 7'8" extending to 9'2")

With uPVC obscure double glazed window to the side aspect, 'L' shaped panelled bath with rainfall shower over and glazed screen, wash basin with vanity storage beneath and low level WC in recess. There are also fully tiled walls, tiled floor and a heated towel radiator.

OUTSIDE

The property is approached by a block paved frontage offering ample parking for several cars, with brick front boundary wall and an attractive paved and gravelled area to one side. A gate leads through to the rear garden. At the rear there is an easily maintained generous SOUTH FACING garden with OPEN VIEWS. It has three patio seating areas, a good sized lawn with footpaths to the borders, and fencing to the boundaries.

SERVICES

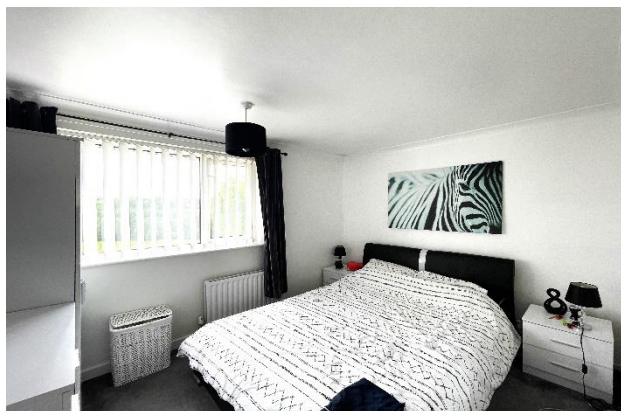
Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street proceed south over the traffic lights on London Road adjacent to the Isaac Newton statue and proceed past Sainsburys, taking the left turn at the next traffic lights on to Bridge End Road (A52).



Continue along up the hill taking the right turn on to Bridge End Grove. Follow the road passing the turning for Pasture Close and the property is on the right-hand side.

GRANTHAM

The property is situated within easy access of the town centre and railways station. There is a local convenience store at the petrol station on Bridge End Road and a local bus service running along Somerby Grove/Bridge End Grove. M&S Food Hall, Sainsburys, Aldi, Lidl, Morrisons and Asda are all available in the town.

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.

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.



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.

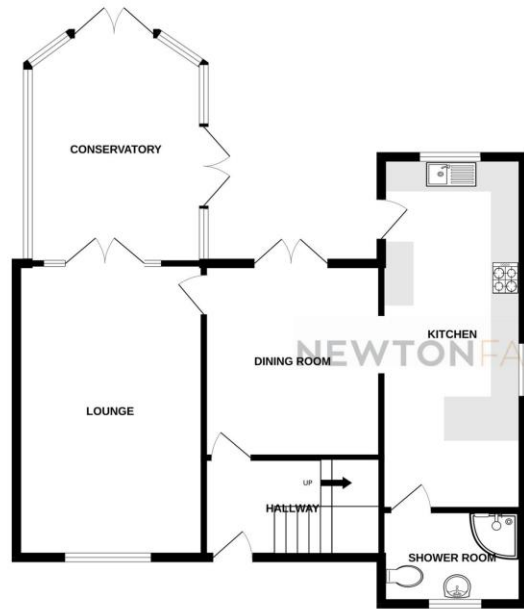
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.





Floorplan

GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



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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