



31 The Belfry,  
Grantham. NG31 9QL



**£340,000**

- Popular Residential Location
- Beautifully Presented
- Detached Family Home
- Lounge
- Dining Room
- Conservatory
- Breakfast Kitchen & Utility Room
- Four Bedrooms
- En Suite & Shower Room
- Freehold – Energy Rating B



Located on the popular Sunningdale Estate you will find this beautifully present detached home. The accommodation comprises Entrance Hallway, Lounge, Dining Room, Conservatory, fitted Kitchen with integral appliances, Cloakroom. Upstairs the accommodation comprises FOUR Bedrooms with the Master Bedroom having an En-Suite Shower there is also a Shower Room. To the front of the property there is a driveway that leads to a Double Garage with an electrically operated door. To the rear there is a garden which is laid to lawn with a patio seating area that is enclosed via a brick wall and panel fencing. The property also comes with the added benefit of having owned solar panels to the rear elevation. This property would make a perfect family home and an internal viewing is highly recommended to appreciate. Call to book your viewing today.

## ACCOMMODATION

### ENTRANCE HALL

Having loft access, radiator, thermostat, stairs rising to the first floor landing and understairs storage cupboard.

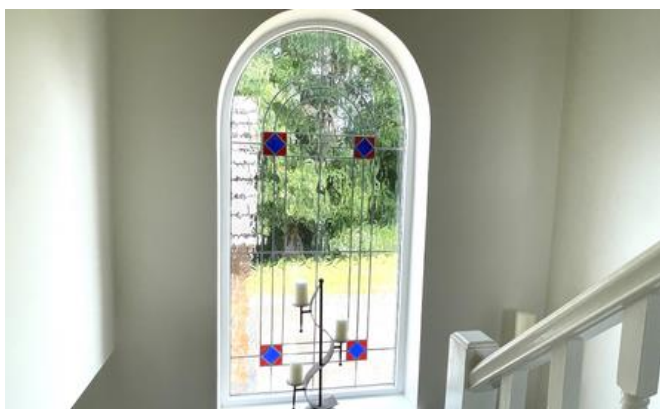
### CLOAKROOM

With uPVC obscure double glazed window to the front aspect, low level WC., wash basin with vanity storage beneath, radiator and tiled floor.

### LOUNGE

3.2m x 5.6m into bay (10'6" x 18'4" into bay)





With uPVC double glazed window to the front aspect, Living Flame gas fire with attractive surround and hearth, uPVC double glazed patio doors to the conservatory.

## DINING ROOM

3.00m x 3.40m (9'10" x 11'2")

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

## CONSERVATORY

5.4m maximum x 3.3m maximum (17'8" maximum x 10'10" maximum)

Of dwarf brick wall construction with uPVC double glazed units over with uPVC double glazed French doors to the garden, a polycarbonate roof and insulated ceiling panels, Karndene flooring.

## BREAKFAST KITCHEN

2.60m x 3.50m (8'6" x 11'6")

With uPVC double glazed window to the rear aspect, a good range of base level cupboards and drawers with matching eye level units, granite work surfacing with drainage grooves and inset one and a half bowl sink, inset 4-ring gas hob with double electric oven beneath and pull-out extractor over, integrated dishwasher, fridge and microwave, tiled floor and radiator.

## UTILITY ROOM

1.50m x 2.60m (4'11" x 8'6")

With uPVC double glazed door and window, radiator, resin sink with mixer tap over, wall mounted gas fired central heating boiler, space and plumbing for washing machine base level cupboards and eye level cupboard..

## FIRST FLOOR LANDING

Having attractive arched uPVC obscure double glazed stained glass window to the front aspect, loft hatch access.

## BEDROOM 1

3.00m x 3.30m (9'10" x 10'10")

With uPVC double glazed window to the front aspect, a range of fitted wardrobes and radiator.

## EN SUITE

Having uPVC obscure double glazed window, corner shower cubicle with sliding glazed door and mains fed rain head shower within, wash basin with vanity storage beneath and concealed cistern WC., heated towel radiator, fully tiled walls and extractor.

## BEDROOM 2

2.30m x 3.30m (7'6" x 10'10")

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

## BEDROOM 3

2.70m x 3.30m (8'11" x 10'10")

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

## BEDROOM 4

2.30m x 2.50m (7'6" x 8'2")

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

## BATHROOM

With uPVC obscure double glazed window to the front aspect, double sized walk-in shower cubicle with sliding glazed shower screen and mains fed shower within, wash basin with vanity storage beneath and incorporating worktop space with concealed cistern WC., fully tiled walls, tiled floor, extractor, heated towel radiator and down lighting.

## OUTSIDE

The property fronts to an open green space and is situated at the end of a road serving 4 out of 6 houses, with the remaining properties to the right. There is ample parking in front of the double garage with a footpath leading down the side and into the rear garden, with a gravelled and paved area ideal for bin storage and access to the garage. There is also a timber gate to the opposite side. At the rear there is a good sized block paved patio and a well manicured private garden with brick wall and fencing to the boundaries. There are many shaped trees and bushes, established plants and shrubs and a feature monkey puzzle tree.

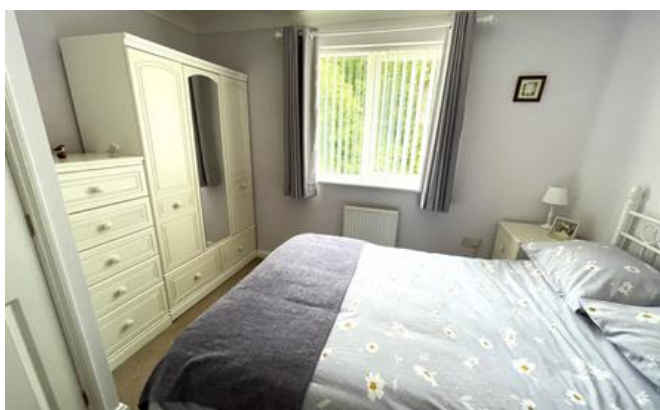
## DOUBLE GARAGE

4.50m x 5.40m (14'10" x 17'8")

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

## SOLAR PANELS

There are 12 panels fitted to the rear roof of the property. This is an owned system, resulting in cheaper electricity bills of around £80 per month.





## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From High Street continue onto Watergate turning right at the traffic lights onto Broad Street and left onto Brook Street. Take the right turn at the Manthorpe Road traffic lights onto Belton Lane and continue along taking the sharp bend which runs onto Londonthorpe Lane. Take the right turn onto Berkshire Drive, first right onto The Belfry then right again signposted Nos. 31-41 and bear left. The property is at the end.

## GRANTHAM

There is a local bus service available, with a bus stops to town along Sunningdale and also a convenience store and fish and chip shop on Sunningdale.

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 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 floors, 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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