



152 Kedleston Road,
Grantham. NG31 7FJ



£385,000

- Deceptively Spacious Family House
- Approx 1850 Square Feet
- Hall, Cloakroom & Utility Room
- Spacious Kitchen/Family Room
- Lounge & Separate Dining Room
- Galleried Landing
- Master Bedroom with vaulted ceiling
- Three Bathrooms
- Double Garage
- Freehold – Energy Rating C



A large modern family home and one of only a small number of this particular house type on this popular residential estate. The accommodation extends to approximately 1850 square feet and compares favourably with other homes within the development. There is a good sized entrance hall with a cloakroom/WC off, a well proportioned lounge, separate dining/family room, a generous open plan kitchen/dining room together with a utility room at ground floor level. The first floor accommodation is arranged around an attractive galleried landing and comprises a master bedroom with impressive vaulted ceiling, fitted dressing area and an en suite shower room, guest room also with its own shower room, two further bedrooms and a family bathroom. Each bedroom benefits from built in wardrobes. Outside there is gated double width driveway leading to a DOUBLE GARAGE and a private garden which is not overlooked.

ACCOMMODATION

ENTRANCE HALL

2.49m x 4.82m (8'2" x 15'10")

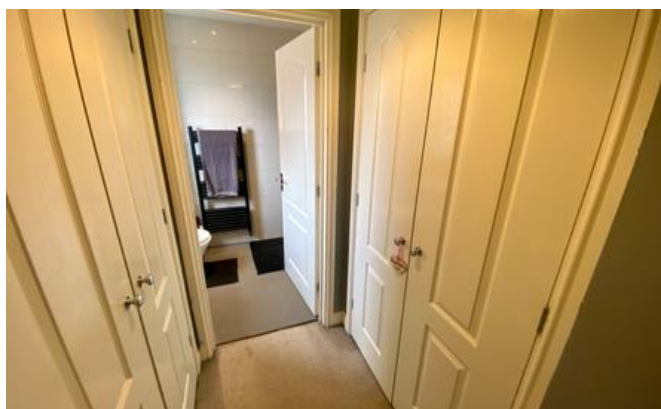
A welcoming entrance hall having stairs rising to the first floor, Karndean flooring, central heating control, radiator, under stairs storage cupboard and glazed double doors to the lounge.

CLOAKROOM/WC

1.21m x 1.65m (4'0" x 5'5")

With low level WC., wash basin, Karndean flooring, radiator and uPVC obscure double glazed window to the rear elevation.





LOUNGE

3.46m x 6.54m (11'5" x 21'6")

Having a uPVC double glazed bay window to the front elevation, two radiators, uPVC double glazed French doors to the garden, coving and Karndean flooring.

DINING/FAMILY ROOM/STUDY

3.29m x 3.46m (10'10" x 11'5")

Having uPVC double glazed bay window to the front elevation, radiator, electrical consumer unit and Karndean flooring.

KITCHEN/BREAKFAST ROOM

4.59m x 6.86m (15'1" x 22'6")

A generous space which can be furnished in various ways, having a range of walnut style units comprising base cupboards with working surfaces over and matching eye level cupboards, one and a half bowl stainless steel sink and drainer, integrated oven and hob with stainless steel extractor over, integrated dishwasher, radiator, tiled floor, uPVC double glazed window to the side and rear elevation, uPVC double glazed French doors to the garden.

UTILITY ROOM

1.68m x 1.98m (5'6" x 6'6")

Having fitted base cupboard with inset stainless steel sink and drainer, space and plumbing for washing machine, wall mounted Logic gas fired boiler and external half glazed uPVC door to the garden.

GALLERIED LANDING

A spacious landing having airing cupboard containing water cylinder.

MASTER BEDROOM

3.60m x 4.63m (11'10" x 15'2")

Having vaulted ceiling, coving, loft hatch access, radiator and uPVC double glazed window to the side elevation.

DRESSING AREA

0.00m x 0.00m (0'0" x 0'0")

Having two double fitted wardrobes and leading through to the en suite shower room.

EN SUITE SHOWER ROOM

1.53m x 2.35m (5'0" x 7'8")

With shower cubicle, wash handbasin with vanity storage beneath, low level WC., heated towel rail, shaver point, tiled floor and uPVC obscure double glazed window to the side elevation.

BEDROOM 2

2.87m x 3.07m (9'5" x 10'1")

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

EN SUITE SHOWER ROOM

1.84m x 2.23m (6'0" x 7'4")

With shower cubicle, pedestal wash basin and low level WC., radiator, half tiled walls, shaver point and uPVC obscure double glazed window to the front elevation.

BEDROOM 3

3.34m x 3.47m (11'0" x 11'5")

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

BEDROOM 4

2.85m x 2.93m (9'5" x 9'7")

With uPVC double glazed window to the rear elevation, radiator, built-in wardrobes and loft hatch access.

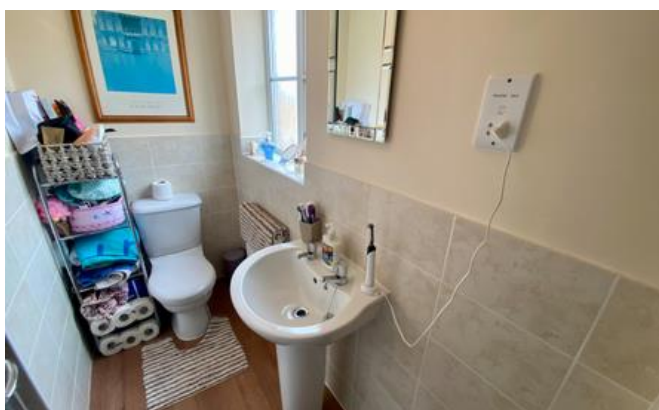
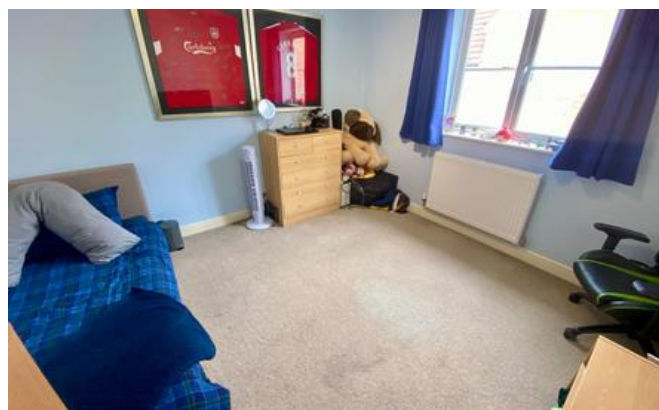
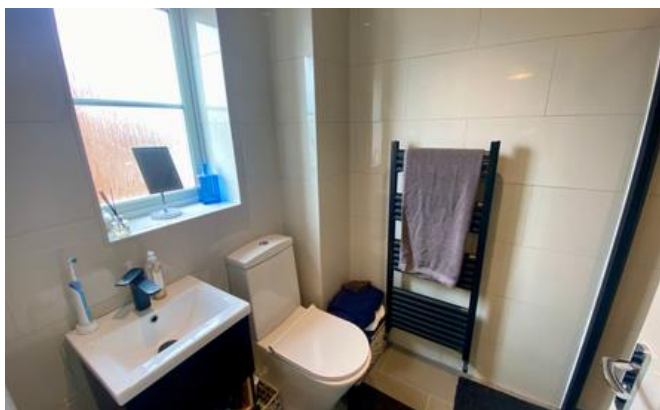
FAMILY BATHROOM

1.68m x 2.20m (5'6" x 7'2")

Fitted with a panelled bath, separate shower cubicle, pedestal wash basin, low level WC., shaver point, radiator, half tiled walls and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

The property stands behind a slated front garden with a double width tarmac driveway leading through double metal gates and provides secure off-road parking for four cars. There is also gated access to the rear garden. At the rear, the garden is arranged over two levels having a westerly aspect, with stone patios and is laid generally to lawn with fencing to the boundaries and is not overlooked. It also has external power points.





DOUBLE GARAGE

Having twin up-and-over doors.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street proceed south passing Sainsburys on the left-hand side and taking the right turn at the traffic lights on to Springfield Road. Take the left turn on to Caunt Road, right on to Kedleston Road following the road and the property is on the right-hand side.

GRANTHAM

The property is close to town and local amenities. 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

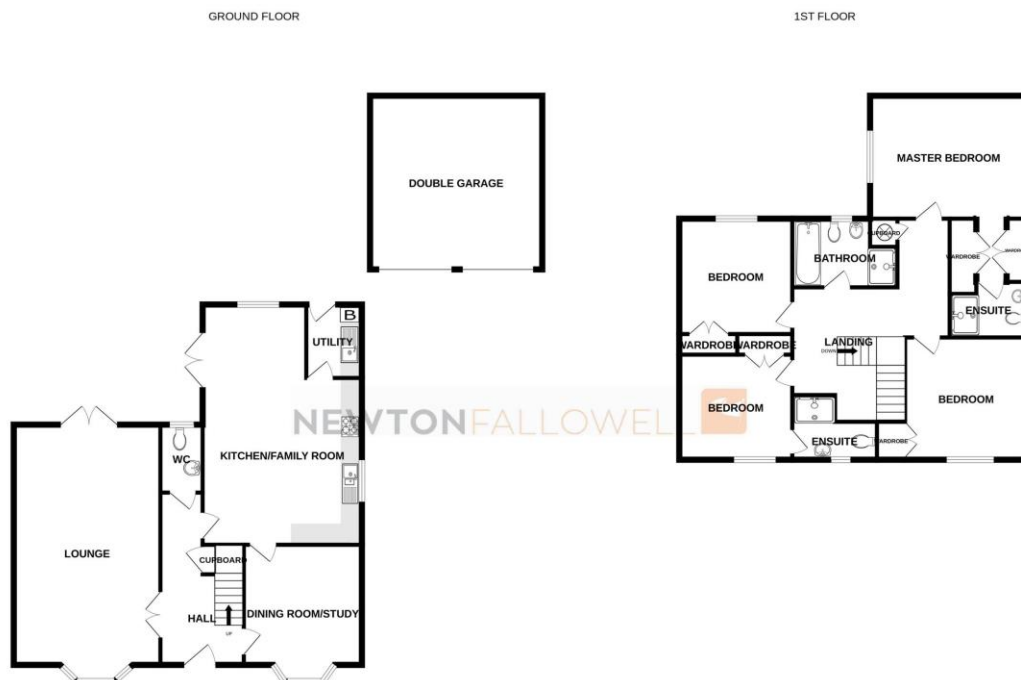
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For more information please call in the office or telephone 01476 591900.



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.
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