



39 Tom Childs Close,  
Grantham. NG31 9FR



**Guide Price £375,000 to £390,000**

- Popular Residential Location
- Detached Family Home
- Lounge
- Dining Room
- Breakfast Kitchen
- Utility Room
- Office / Snug
- Four Double Bedrooms
- Bathroom & En Suite
- Double Garage
- Freehold – Energy Rating C



Located on the popular Sunningdale estate you will find this spacious detached family home. The property enjoys views over the green and has accommodation that comprises Entrance Porch, Entrance Hall, Breakfast kitchen, Dining Room, Lounge, Office/Snug, Cloakroom, Utility, FOUR DOUBLE BEDROOMS, Master with En-Suite and a Family Bathroom. The property also comes equipped with a Detached Double Garage and offers ample off road parking. Viewing is essential not only to appreciate the internal space but also the location within the development. Call to book your viewing today.

## ACCOMMODATION

### ENTRANCE PORCH

Having composite entrance door, uPVC double glazed window and tiled floor.

### ENTRANCE HALL

Having composite entrance door, stairs rising to the first floor with storage beneath and radiator.

### CLOAKROOM

0.80m x 1.97m (2'7" x 6'6")

Having low level WC., wash basin and tiled splashback.







## LIVING ROOM

3.48m x 6.03m into bay (11'5" x 19'9" int bay)

Having uPVC double glazed bay window to the front aspect, Living Flame gas fire with surround and hearth, two radiators and glazed double doors to the dining room.

## DINING ROOM

2.66m x 3.47m (8'8" x 11'5")

With uPVC double glazed patio doors to the garden radiator.

## OFFICE / SNUG

1.97m x 2.41m (6'6" x 7'11")

Having uPVC double glazed window to the front aspect, radiator and laminate floor.

## KITCHEN

2.65m x 5.35m (8'8" x 17'7")

With uPVC double glazed window and uPVC double glazed French doors to the garden, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer with mixer tap over, free-standing range style cooker with 5-ring gas hob and stainless steel chimney style extractor over, integrated dishwasher, tiled splashbacks, tiled floor,

## UTILITY ROOM

1.66m x 2.40m (5'5" x 7'11")

With uPVC half obscure double glazed door to the driveway, eye and base level cupboards, work surface with inset stainless steel sink and drainer, space and plumbing for washing machine, wall mounted gas fired boiler, tiled splashbacks, tiled floor and radiator.

## FIRST FLOOR LANDING

Having loft hatch access, airing cupboard and radiator.

## BEDROOM 1

3.47m x 5.50m (11'5" x 18'0")

Having uPVC double glazed window to the front aspect, radiator and wall mounted air con unit.



## EN SUITE

2.25m x 4.73m (7'5" x 15'6")

With uPVC obscure double glazed window to the front aspect, cupboard housing hot water cylinder, fully tiled corner shower cubicle, wash basin inset to vanity unit with storage beneath and worktop space, low level WC., tiled splashbacks, heated towel rail.

## BEDROOM 2

3.04m x 3.41m (10'0" x 11'2")

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

## BEDROOM 3

3.02m x 3.07m (9'11" x 10'1")

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

## BEDROOM 4

2.7m x 3.52m maximum (8'10" x 11'6" maximum)

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

## BATHROOM

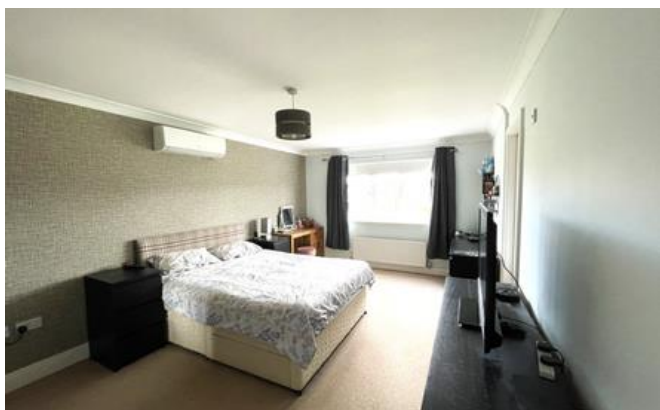
1.72m x 2.22m (5'7" x 7'4")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with mains fed shower over, low level WC and pedestal wash basin, heated towel rail.

## OUTSIDE

To the front a double width driveway offers off-road parking for 3-4 cars. There is a small lawned frontage with slate chippings to the borders. A footpath leads through a timber gate to the rear garden. The property fronts to an open green space.

At the rear there is a patio across the full width of the property, a lawned garden and attractive raised bed across the rear boundary with fencing for privacy





## DOUBLE GARAGE

5.36m x 5.57m (17'7" x 18'4")

Having up-and-over door, power and lighting.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band E.

## 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. At the Manthorpe Road traffic lights turn right on to Belton Lane and continue past Belton Park Golf Club after the sharp bend, taking the right turn on to St Mellion Drive. Take the left fork on to Cavendish Way and right on to Tom Childs Close. Continue along following the road and the property is on the left.

## GRANTHAM

There is a local bus service, fish and chip shop and Costcutter store 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 are draft particulars awaiting final approval from the vendor, therefore the contents within 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.  
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