



87 Sunningdale,
Grantham. NG31 9SB



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£350,000

- Popular Residential Location
- Detached Family Home
- Lounge
- Dining/Study/Bedroom
- Kitchen
- 4 Bedrooms
- Master With En Suite
- Family Bathroom
- Double Garage
- Freehold - Energy Rating C



Located on the ever popular Sunningdale development you will find this detached family home which also benefits from having a **DOUBLE DETACHED GARAGE**. The well presented accommodation comprises of Entrance Hall, Cloakroom, Dining Room, Lounge, Kitchen, Utility Room, **FOUR GOOD SIZED BEDROOMS** with an En-suite to the Master Bedroom, and a Family Bathroom. The property also features UPVC double glazing and gas fired central heating which is powered by a modern boiler. Outside of the property, to the front there is ample driveway parking leading to the detached double garage. To the side, there is an area with a shed for storage that is also perfect for the storing of wheelie bins. To the rear, there is an elevated sun terrace overlooking the lawned gardens and the mature and established flower borders.

ACCOMMODATION

RECEPTION HALL

2.62m x 4.45m (8'7" x 14'7") maximum measurements

A spacious entrance hall having composite entrance door, uPVC double glazed window to the front aspect, stairs rising to the first floor, laminate flooring, radiator and smoke alarm.

CLOAKROOM

Having uPVC obscure double glazed window to the side aspect, low level WC., wash basin with tiled splashback, radiator, electrical consumer unit and laminate floor.





LOUNGE

3.38m x 5.44m (11'1" x 17'10")

With uPVC double glazed window to the front aspect, uPVC double glazed sliding patio doors to the garden, two radiators, laminate flooring and gas fire with marble style hearth with decorative surround.

DINING ROOM/STUDY/BEDROOM

3.15m x 3.38m (10'4" x 11'1")

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

BREAKFAST KITCHEN

2.79m x 3.40m (9'2" x 11'2")

With uPVC double glazed window to the rear aspect, a good range of base level cupboards and drawers with matching eye level units, inset one and a half bowl stainless steel sink and drainer, inset 4-ring gas hob with extractor hood over, inset double electric oven, space and plumbing for washing machine and dishwasher, radiator, wall mounted gas fired boiler.

UTILITY ROOM

1.57m x 1.98m (5'2" x 6'6")

With half double glazed door to the rear aspect, eye level cupboards, work surface with inset sink and drainer, radiator, space for tumble dryer.

FIRST FLOOR LANDING

With uPVC double glazed window to the front aspect, airing cupboard with shelf storage, radiator, loft hatch access and smoke alarm.

BEDROOM 1

3.10m x 3.15m (10'4" x 10'2") to wardrobes

With uPVC double glazed window to the rear aspect, two built-in double wardrobes, radiator.

EN SUITE SHOWER ROOM

1.32m x 1.98m (4'4" x 6'6")

With uPVC obscure double glazed window to the rear aspect, fully tiled shower cubicle with mains fed shower within and glazed screen, wash handbasin and low level WC., integrated extractor, shaver point, heated towel radiator.

BEDROOM 2

2.87m x 2.97m (9'5" x 9'8")

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

BEDROOM 3

3.45m x 2.51m (11'4" x 8'2")

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

BEDROOM 4

1.98m x 2.87m (6'6" x 9'5")

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

BATHROOM

1.60m x 1.96m (5'2" x 6'5")

With uPVC obscure double glazed window to the rear aspect, a white suite of 'P' shaped Jacuzzi bath with mains fed shower and curved glazed shower screen over, pedestal wash basin and low level WC., contemporary tiling to walls, shaver point, extractor, tiled floor and heated towel radiator.

OUTSIDE

There is off-road parking for several cars, leading to the double detached garage. There is also a lawned garden and gate leading through to the rear. At the rear there is a feature elevated terrace with wrought iron railings which leads down to a mainly lawned garden. There is fencing to the boundaries and a storage shed to the side, also space for storing wheelie bins etc. The garden has outside lighting and a cold water tap.

DETACHED DOUBLE GARAGE

4.88m x 4.93m (16'0" x 16'2")

With twin up-and-over doors, power and lighting.

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 following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along eventually taking the right turn onto Sunningdale. The property is on the left-hand side nearly opposite the turning for Portrush Drive.

GRANTHAM

There is a local bus service 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 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.

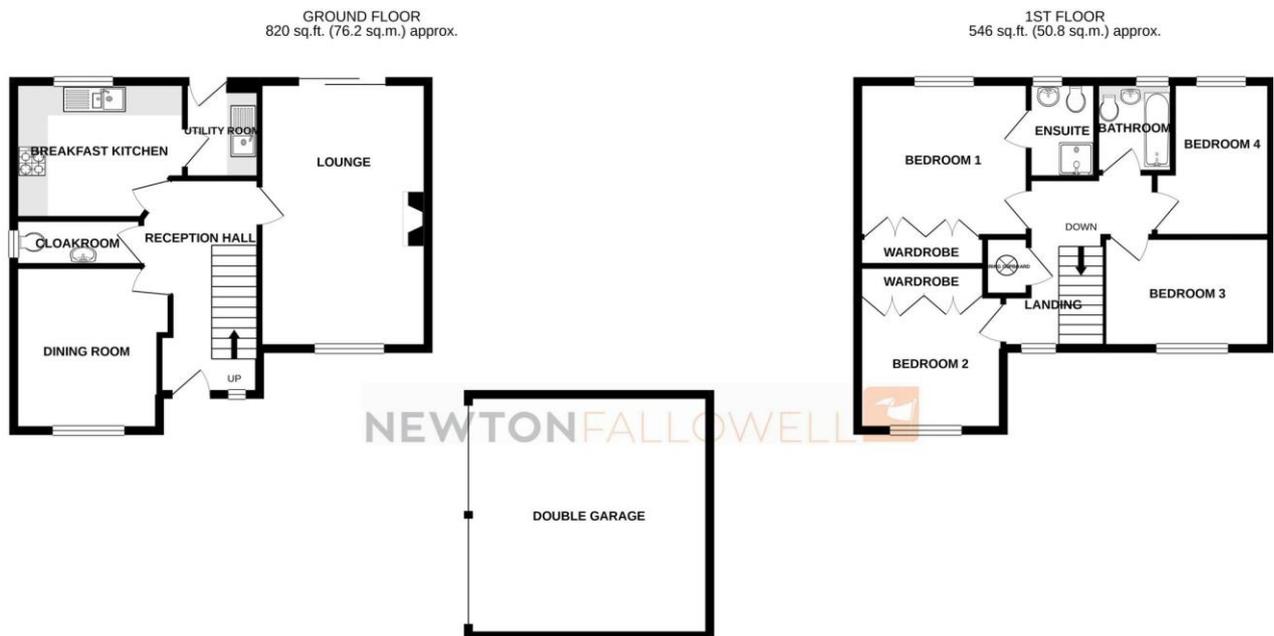
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

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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