



48 Beacon Lane,
Grantham, NG31 9DL



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£435,000

- Executive Detached Bungalow
- 1,550 Square Feet
- Generous Plot
- Extended To Rear
- New Kitchen & Shower Room
- Spacious Lounge
- Four Double Bedrooms
- Driveway Parking + Garage
- Close To Local Amenities
- Freehold - Energy Rating D



Located within walking distance of Grantham town centre is this impressive EXTENDED and modern DETACHED BUNGALOW. Boasting four double bedrooms, a south facing rear garden and recently installed Kitchen and Shower Room, this property has ample features to enjoy. The generous living accommodation which spans over 1,500 sq.ft. briefly comprises the following: Entrance Hall, Living Room, Kitchen, Utility Room, Four Double Bedrooms, Shower Room, and a Family Bathroom. To the front of the property is a block-paved driveway that leads to a garage with an electric door. To the rear is a south facing garden that enjoys a high level of privacy and is a fantastic space to spend a Summer's day! Viewing highly advised to appreciate the quality and size of accommodation on offer!

ACCOMMODATION

OPEN PORCH

With uPVC obscure double glazed entrance door and side panel.

ENTRANCE HALL

Having radiator, laminate flooring and generous storage cupboard.

KITCHEN

3.63m x 4.61m (11'11" x 15'1")

With uPVC double glazed window to the side aspect, a range of eye and base level units, central island with useful storage beneath, inset one and a half bowl sink and drainer with utility mixer tap over, electric induction hob with extractor over, inset electric oven, integrated microwave, space and plumbing for dishwasher, tiled floor, downlighting, smoke alarm and radiator.



UTILITY ROOM

1.41m x 3.95m (4'7" x 13'0")

With uPVC double glazed window to the side aspect, uPVC half double glazed door to the side aspect, eye and base level units, inset stainless steel sink and drainer, space for washing machine and tumble dryer, radiator, tiled floor, extractor fan and spotlights. There is also an internal door to the garage.

LOUNGE

4.83m x 7.34m (15'10" x 24'1")

Having uPVC double glazed sliding patio doors to the garden and full height uPVC double glazed window, two radiators and downlighting.

BEDROOM 1

3.12m x 5.76m (10'2" x 18'11")

With uPVC double glazed window to the rear aspect, fitted wardrobes, radiator.

BEDROOM 2

3.72m x 3.93m (12'2" x 12'11")

Having uPVC double glazed window and uPVC fully double glazed door to the rear aspect, radiator.

SHOWER ROOM

1.57m x 2.41m (5'2" x 7'11")

Recently re-fitted and having a large walk-in shower cubicle, wash basin with vanity storage beneath and WC., extractor fan, vinyl floor, downlighting, ladder style heated towel rail, mermaid boarding and radiator.

BEDROOM 3

2.96m x 3.81m (9'8" x 12'6")

With two uPVC double glazed windows to the front aspect and radiator.

BEDROOM 4

2.55m x 3.82m (8'5" x 12'6")

With two uPVC double glazed windows to the front aspect and radiator.



BATHROOM

2.21m x 2.65m (7'4" x 8'8")

Having panelled bath with mixer shower over, wash basin with vanity storage beneath, WC, large ladder style radiator, tiling to walls, vinyl flooring, shaver point, downlighting.

INTEGRAL GARAGE

4.15m x 5.25m (13'7" x 17'2")

Maximum measurements. With electrically operated door.

OUTSIDE

There is a block paved driveway leading to the single garage, with double width parking and turning space. There is also a small lawned area with shrubs and plants to the borders and outside lighting. A timber gate to the side leads to the rear garden. At the rear there is a generous private south facing garden with patio area with pergola over, a large lawn, many mature shrubs, plants and trees and hedging to the boundaries. There is also outside lighting and a garden shed.

SERVICES

Mains water, gas, electricity and drainage are connected. The property also has a burglar alarm fitted.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights on to Avenue Road, continuing on to Stonebridge Road and on to Beacon Lane. Bear right on the bend and the property is along on the right-hand side.

GRANTHAM

The property is situated convenient for town, Kesteven & Grantham Girls' School and local bus service. 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

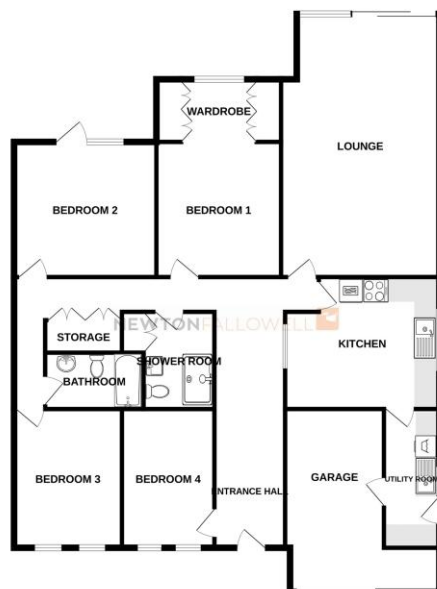
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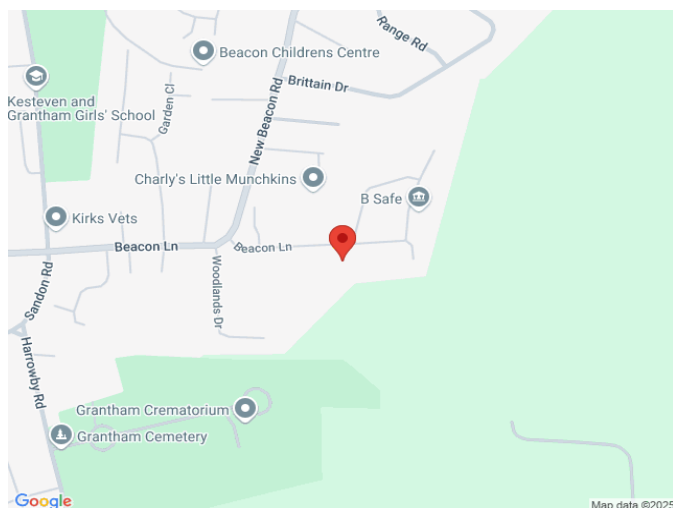


Floorplan

GROUND FLOOR



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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here may have been moved and no guarantee as to their operability or efficiency can be given. Made with iHomeplan ©2025



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