



4 Ganton Way,  
Grantham. NG31 9FD



**£325,000**

- Former Show Home
- Well-Presented Throughout
- Overlooking Green Space
- Open-Plan Lounge/Diner
- Utility Room & Cloakroom
- Additional Reception Room
- Four Double Bedrooms
- South Facing Rear Garden
- Popular Residential Location
- Freehold – Energy Rating C
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Located within the desirable Sunningdale estate and occupying a favorable plot overlooking a green area, you will find this four/five bed detached family home that was the former show home! The property boasts well proportioned accommodation that is approaching 1200 square foot, and comprises the following: Entrance Hall, Lounge/Diner, Kitchen, second Reception Room, Utility Room, Downstairs WC, Four Spacious Bedrooms, and a family Bathroom. To the front of the property is driveway parking, whilst the rear boasts a spacious and enclosed south facing rear garden that is mostly laid to lawn! Viewing highly advised to appreciate the size of accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

With part glazed entrance door, uPVC obscure double glazed window to the front, radiator, laminate flooring, stairs rising to the first floor landing.

### CLOAKROOM

Having corner pedestal wash basin, close coupled WC., radiator, laminate flooring, electrical consumer unit and extractor fan.







## KITCHEN

3.15m x 2.65m (10'4" x 8'8")

With uPVC double glazed window to the front aspect, base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, inset gas hob with double oven beneath and extractor over, space for upright fridge freezer, space and plumbing for dishwasher, radiator, tiled flooring, breakfast bar seating area and smoke alarm.

## UTILITY ROOM

2.65m x 1.56m (8'8" x 5'1")

With eye and base level cupboards matching those in the kitchen, work surfacing with inset sink and drainer and space beneath for washing machine and tumble dryer, tiled splashback, uPVC door to the side, radiator, tiled flooring, wall mounted central heating boiler.

## RECEPTION ROOM / BEDROOM FIVE

4.74m x 2.28m (15'7" x 7'6")

With uPVC double glazed window to the front aspect, electric heater, laminate flooring and down lighting.

## LOUNGE

4.4m x 3.62m (14'5" x 11'11")

A light and bright room with uPVC double glazed window to the rear aspect, radiator, laminate flooring and attractive fire surround with marble style hearth and backing and inset electric coal effect fire and ceiling fan light.

## DINING AREA

3.08m x 2.68m (10'1" x 8'10")

With uPVC sliding patio doors to the rear, radiator, ceiling fan light and continuation of the laminate flooring.

## FIRST FLOOR LANDING

Having airing cupboard.

## MASTER BEDROOM

3.76m x 3.79m (12'4" x 12'5")

Having uPVC double glazed window to the front aspect, built-in wardrobes, radiator, ceiling fan light and door to en suite.



## EN-SUITE

1.94m x 1.25m (6'5" x 4'1")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle, wash basin and low level WC., tiling to walls, extractor fan and vinyl flooring.

## BEDROOM TWO

3.31m x 2.68m (10'11" x 8'10")

With uPVC double glazed window to the rear aspect, ceiling fan light and radiator.

## BEDROOM THREE

2.59m x 3.3m (8'6" x 10'10")

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

## BEDROOM FOUR

3.18m x 2.55m (10'5" x 8'5")

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

## FAMILY BATHROOM

2.15m x 1.96m (7'1" x 6'5")

With uPVC obscure double glazed window to the rear aspect, recently re-fitted with 'L' shaped bath with shower over and glazed shower screen, wash basin with vanity storage, worktop space and incorporating concealed cistern WC., fully tiled walls, tiled flooring, extractor fan, downlighting and ladder styled heated towel rail.

## OUTSIDE

The property occupies a quiet position and overlooks a pleasant open green space. There is double width off-road parking, a small lawn and footpath leading to the rear. At the rear there is a good sized south facing garden with patio area and a mainly lawned garden with fencing to the boundaries, outside tap, several trees and shrubs and a shed to the side.

## SERVICES

Mains water, gas, electricity and drainage are connected.





## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From High Street continue on to Watergate following the one-way system turning right on to Broad Street, left on to Brook Street and turning right at the Manthorpe Road traffic lights on to Belton Lane. Follow the road on to Londonthorpe Lane and take the right turn on to St Mellion Drive and right again on to Ganton Way. Take the first right turn and continue towards the end where the property is on the right-hand side.

## GRANTHAM

There is a local bus service to town available on Sunningdale and amenities to include a Premier convenience store and fish and chip shop. 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

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.

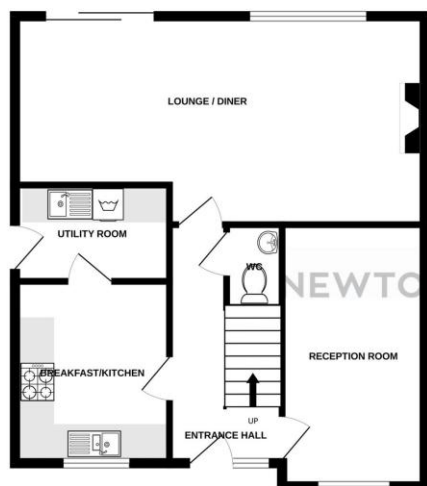
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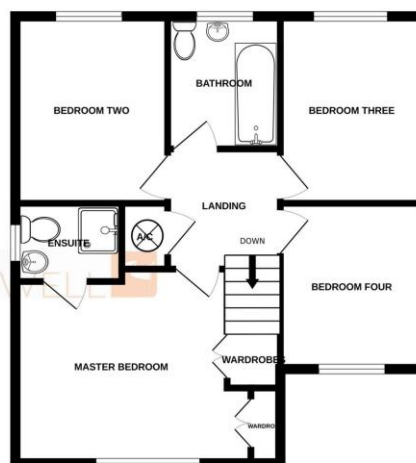


# Floorplan

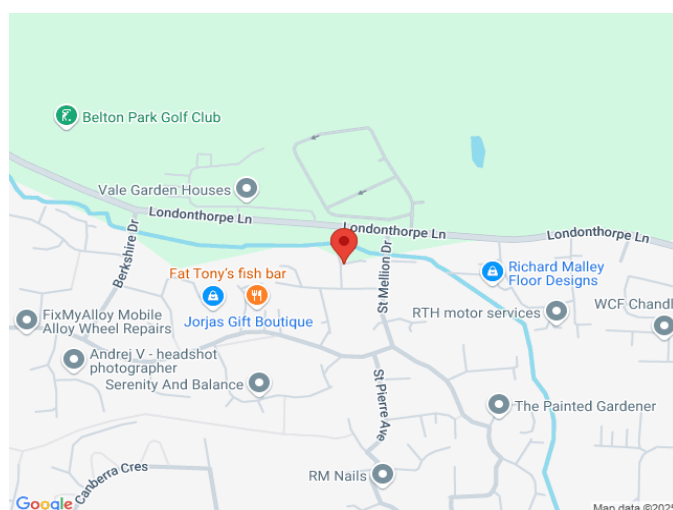
GROUND FLOOR



FIRST 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 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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