



17 Coxmoor Close,
Grantham. NG31 9FG



Guide Price £380,000 to £385,000

- Extended Detached Home
- Well-Presented Throughout
- Generous Corner Plot
- Three Reception Rooms
- Stunning Open-plan Living Kitchen
- Four Double Bedrooms
- Bathroom & En Suite
- Double Garage
- Popular Residential Location
- Freehold - EPC: Rating C



This beautifully presented four-bedroom detached family home, located on a generous corner plot, has been thoughtfully extended to both the front and rear, creating a spacious and versatile living environment. Boasting four double bedrooms, a contemporary open-plan kitchen and snug, and a range of reception spaces, the home is ideal for modern family living.

Upon entry, the welcoming hallway features Amtico flooring, a staircase rising to the first floor, and access to the principal rooms. To the front, the extended study/family room and elegant dining room both enjoy large windows and stylish decor. A convenient cloakroom completes the entrance level amenities.

The heart of the home is the impressive open-plan kitchen and living area, enhanced by a stunning roof lantern that floods the space with natural light. Professionally fitted by A1 Interiors, the kitchen features sleek grey units, granite worktops, and a full range of integrated appliances including a Tesla induction hob, double oven, and waste disposal unit. Bifold doors open out onto the garden, making it ideal for entertaining. Underfloor heating and modern Amtico flooring complete the luxurious finish. A separate utility room provides practical space for laundry and garden access.

Upstairs, four generously sized double bedrooms offer comfort and flexibility. The master suite benefits from fitted wardrobes and a private en-suite shower room. A family bathroom serves the remaining bedrooms.





Externally, the home features a double driveway leading to a detached double garage with power and lighting. The rear garden is fully enclosed with a York stone patio, lawn, and landscaped borders perfect for outdoor dining and relaxing.

Early viewing is highly recommended to fully appreciate the space, finish, and care taken in maintaining this stunning home.

ACCOMMODATION

ENTRANCE HALL

With storm porch canopy over a part glazed entrance door which also has a small uPVC double glazed window, stairs rising to the first floor, radiator, alarm system, tiled flooring.

CLOAKROOM

With corner pedestal wash basin with a tiled splashback, low level WC., extractor fan and tiled flooring.

LOUNGE

4.29m x 2.26m (14'1" x 7'5")

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

STUDY / DINING ROOM

3.61m x 2.58m (11'10" x 8'6")

Having uPVC double glazed bay window to the front aspect, radiator and fitted carpet.

LIVING KITCHEN

7.31m x 6.73m (24'0" x 22'1")

Made bright and airy by the roof lantern, uPVC double glazed window to the rear and bi-folding doors across the rear leading out to the garden. The kitchen area offers a vast range of cupboards and drawers across one wall, a central island with inset induction hob with extractor within, inset sink with utility mixer tap over, inset electric double oven, quartz work surfaces, integrated fridge, freezer and dishwasher, tiled floor, spotlights, under floor heating.

UTILITY ROOM

1.77m x 1.72m (5'10" x 5'7")

With half obscure double glazed door to the rear, eye and base level cupboards, work surface with space beneath for washing machine, space for tumble dryer, tiled floor, Ideal gas fired central heating boiler, radiator.

FIRST FLOOR LANDING

With loft hatch access, airing cupboard and radiator.

BEDROOM 1

3.59m x 3.15m (11'10" x 10'4")

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

EN-SUITE

1.87m x 1.37m (6'1" x 4'6")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle, pedestal wash basin and low level WC., half tiled walls, extractor fan, tiled floor, shaver point and ladder style towel radiator.

BEDROOM 2

2.47m x 4.68m (8'1" x 15'5")

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

BEDROOM 3

2.48m x 3.28m (8'1" x 10'10")

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

BEDROOM 4

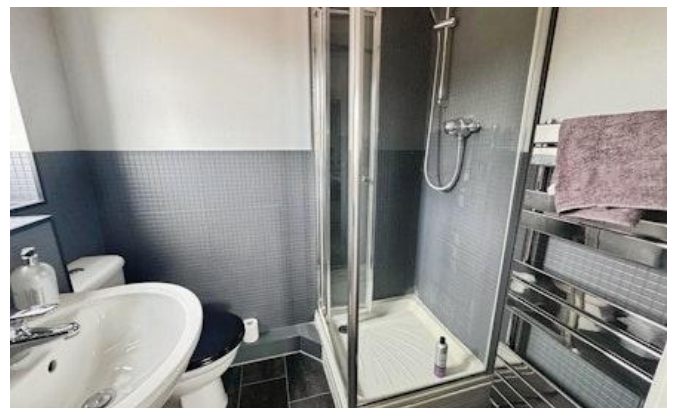
2.69m x 3.31m (8'10" x 10'11")

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

FAMILY BATHROOM

1.84m x 2.36m (6'0" x 7'8")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with fully tiled splashback, glazed shower screen and shower over, pedestal wash basin and low level WC., half tiled walls, tiled flooring and radiator.





OUTSIDE

The property occupies a corner plot position with a double width parking area in front of the garage, a small lawn and paving leading to the front entrance door and side timber gate through to the rear garden. The rear garden has a generous Yorkstone patio seating area as well as paving across the rear of the property and a good sized lawned garden with fencing and brick wall to the boundaries.

DOUBLE GARAGE

With up-and-over door with light over, door and window into the rear garden also with light over, 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 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 following the road on to Londonthorpe Lane. Continue past the sharp bend bearing right and take the right turn on to St Mellion Drive and over the mini roundabout where Coxmoor Close can be found on the left hand side. The property is approached by a road shared between four other properties set off the main Coxmoor Close.

GRANTHAM

There is a local bus service available, with buses to town along Sunningdale and also 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.

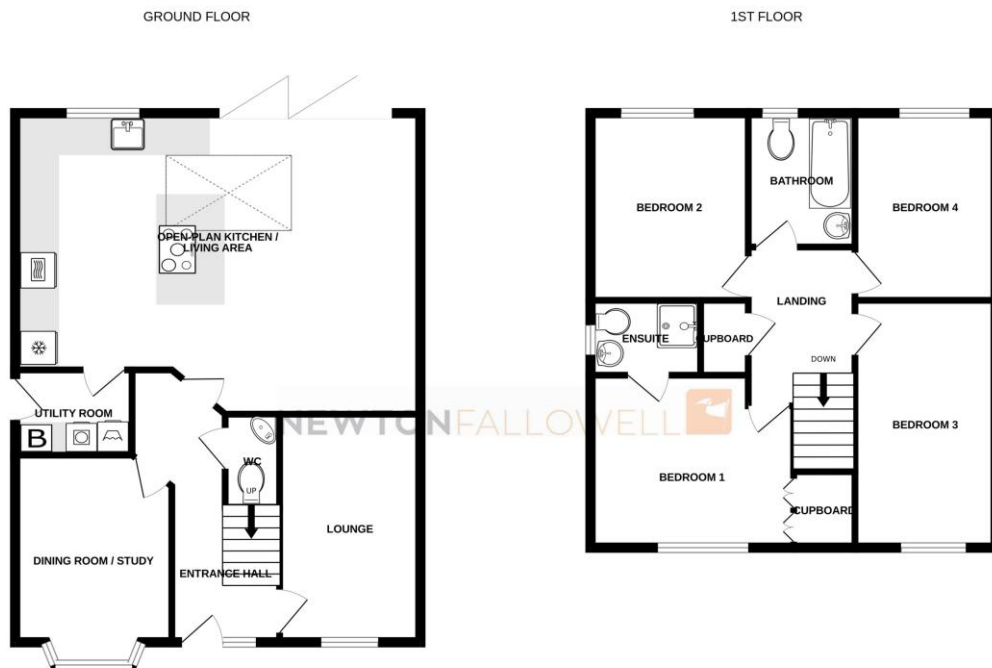
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

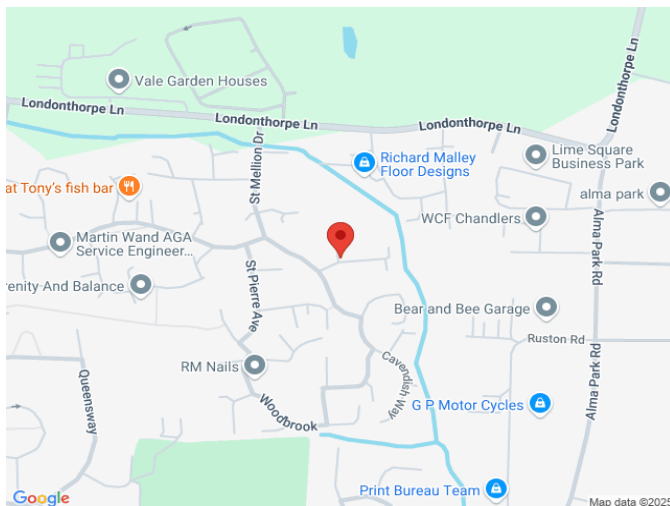
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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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NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

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



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