



16 Baysdale Grove,
Grantham. NG31 8QZ



£290,000

- Beautifully Presented Home
- Detached Property
- Three Generous Bedrooms
- WC, En Suite & Bathroom
- Modern Décor Throughout
- Conservatory
- Ample Parking
- End Of Cul-de-sac Position
- Popular Residential Location
- Freehold – Energy Rating D



Situated at the end of a quiet cul-de-sac on the sought-after Manthorpe Estate, this beautifully renovated three-bedroom detached home offers the perfect blend of style, space and convenience, ideal for modern family living!

Recently updated by the current owner, the property is presented in excellent condition throughout and occupies a private corner plot. It is ideally located within easy reach of local shops, well-regarded schools, bus routes, and other amenities, making everyday life effortless.

The home features a spacious open-plan living area, a versatile additional room that can serve as a utility, office, or storage space, and a bright conservatory that adds extra living space. The ground floor also includes a welcoming entrance hall and a convenient downstairs WC.

Upstairs, you'll find three generously sized bedrooms, including a principal bedroom with an en-suite shower room, along with a modern family bathroom.

Outside, the property boasts ample off-road parking and a wrap-around garden, offering plenty of outdoor space for relaxation or entertaining.

Early viewing is highly recommended - don't miss your chance to secure this fantastic family home. Call now to arrange a viewing!





ACCOMMODATION

ENTRANCE HALL

Entered by an open entrance porch with part glazed uPVC entrance door and side panel, having stairs rising to the first floor, under stairs storage cupboard, radiator and laminate flooring.

LOUNGE / DINER

6.55m x 3.72m (21'6" x 12'2")

With uPVC double glazed window to the rear, uPVC double glazed sliding patio doors to the conservatory, two radiators with covers, laminate flooring and open-plan to the kitchen.

KITCHEN

1.88m x 3.69m (6'2" x 12'1")

A fitted kitchen with eye and base level units including wine rack, work surfacing with inset twin bowl sink and drainer with utility tap over, electric integrated oven, electric induction hob with stainless steel extractor over, space and plumbing for washing machine, integrated dishwasher, integrated fridge and integrated freezer, uPVC double glazed window to the front aspect, half uPVC double glazed door to the side, wall mounted central heating boiler, laminate flooring ,

CONSERVATORY

2.99m x 2.31m (9'10" x 7'7")

Of uPVC construction with window to the side and rear, door to the rear, laminate flooring.

UTILITY ROOM / OFFICE / STORE

1.65m x 3.44m (5'5" x 11'4")

A versatile room, having uPVC double glazed window to the side aspect, laminate flooring, plumbing and heated towel rail.

CLOAKROOM

1.66m x 0.86m (5'5" x 2'10")

With contemporary wall mounted wash basin, close coupled WC., laminate flooring, extractor fan and heated towel rail.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM ONE

4.04m x 2.92m (13'4" x 9'7")

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

EN-SUITE

1.68m x 1.83m (5'6" x 6'0")

With uPVC obscure double glazed window to the rear aspect, fully tiled shower cubicle with mains shower within, wash basin with vanity storage beneath and close coupled WC., extractor fan, shaver point, laminate flooring, heated towel rail and spotlights.

BEDROOM TWO

2.91m x 2.64m (9'6" x 8'8")

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

BEDROOM THREE

3.63m x 2.56m (11'11" x 8'5")

Having uPVC Double glazed window to the front, built-in wardrobe over the stairs bulkhead and radiator.

FAMILY BATHROOM

2.08m x 1.8m (6'10" x 5'11")

With uPVC obscure double glazed window to the side aspect, panelled bath with glazed shower screen, wash basin with vanity storage beneath and close coupled WC., extractor fan, radiator, fully tiled walls, laminate flooring and spotlights.

OUTSIDE

The property occupies an end of cul-de-sac position with plentiful parking and an open-plan lawned front garden. A metal gate to one side leads through to the private rear garden where there is a gravelled seating area, good sized patio, lawn and fencing to the boundaries.

FORMER GARAGE / STORE

The utility room and cloakroom have been created using part of the garage space but it still offers a useful storage space.





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 Watgate following the one way system turning right on to Broad Street and left on to Brook Street. Proceed over the Manthorpe Road traffic lights, passing the hospital on the left-hand side and taking the last left turn before you enter Manthorpe village on to Longcliffe Road. Take the right turn onto Rosedale Drive, left onto Borrowday Way and left onto Baysdale Grove. The property is at the end.

GRANTHAM

Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a mainline station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets (Asda, Lidl, Sainsburys and Aldi as well as an M&S food store) and a Saturday street market. The Manthorpe estate has a regular bus service to town as well as to Lincoln and Sleaford. There is a local shop on the estate. Schools closeby are the Manthorpe Pre-School Playgroup, Cliffdale Primary School and The Priory Ruskin Academy, so all ages catered for.

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

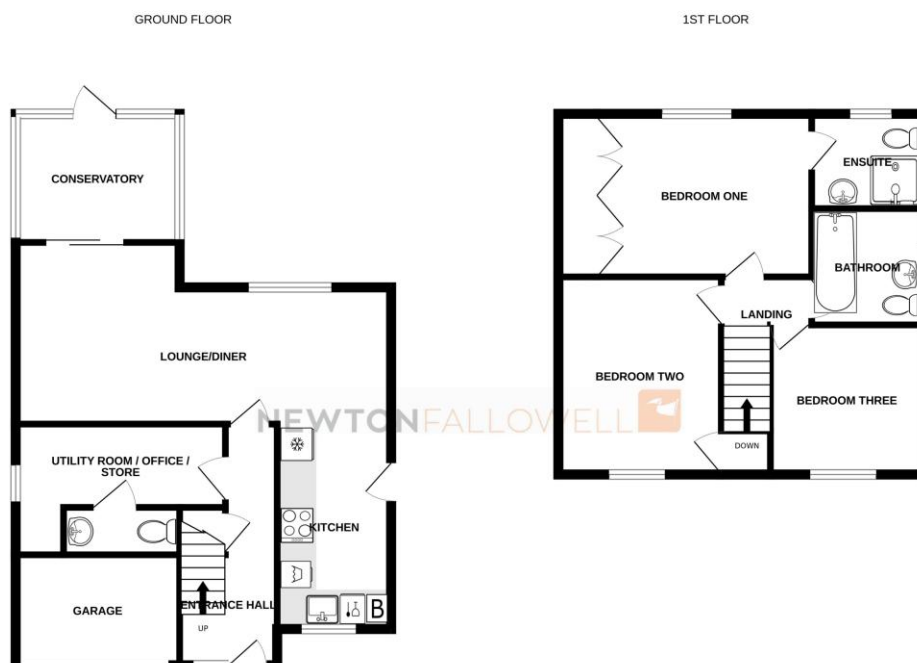
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.

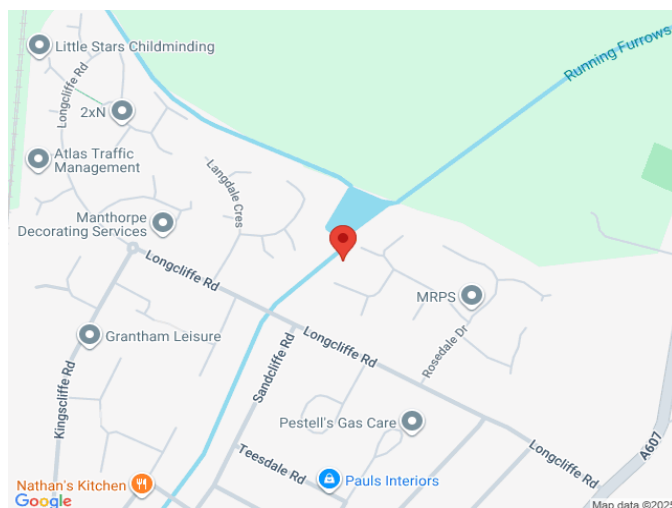
For more information please call in the office or telephone 01476 591900.



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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