



9 Carnoustie Close,
Grantham. NG31 9FF



£260,000

- Three Bed Detached Home
- Well-Presented Throughout
- Open-Plan Lounge / Dining Room
- WC, En Suite & Bathroom
- Well Presented Throughout
- Generous Rear Garden
- Decked Seating Area
- Driveway & Garage
- Popular Sunningdale Estate
- Freehold – EPC: Rating C



Modern 3-Bedroom Detached Home - Sunningdale Development

Situated on the highly desirable Sunningdale development, this modern three-bedroom detached home is ideally located within walking distance of local schools and amenities.

The property offers well-presented accommodation throughout and benefits from gas central heating and uPVC double glazing. The ground floor comprises an entrance hall, a convenient downstairs cloakroom, a spacious lounge/diner with a feature gas fire, and a modern fitted kitchen complete with cooker.

Upstairs, the property features three bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom with shower over the bath.

Externally, there is an enclosed rear garden mainly laid to lawn with a decking area, ideal for outdoor entertaining. A driveway provides off-road parking and leads to a single garage.

Early viewing is highly recommended to appreciate the quality and location of this home.

ACCOMMODATION





ENTRANCE HALL

With part glazed entrance door, stairs rising to the first floor, under stairs storage cupboard and radiator.

CLOAKROOM

0.87m x 1.59m (2'11" x 5'2")

With uPVC obscure double glazed window to the front aspect, corner wash basin with tiled splashback, low level WC., radiator and vinyl flooring.

LOUNGE

3.37m x 4.89m (11'1" x 16'0")

Having uPVC double glazed bay window to the front aspect, attractive fireplace with pebble effect fire within, radiator and open to the dining room.

DINING ROOM

2.51m x 2.57m (8'2" x 8'5")

Having uPVC double glazed French doors to the rear and radiator.

KITCHEN

2.86m x 2.53m (9'5" x 8'4")

With uPVC double glazed window to the rear aspect, uPVC half obscure double glazed door to the side aspect, a range of eye and base level units, work surfaces with inset gas hob with a double oven beneath and pull-out extractor over, tiled splashbacks, stainless steel one and a half bowl sink and drainer, radiator, wall mounted gas fired central heating boiler, space and plumbing for washing machine, further under unit appliance space, tiled flooring.

FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect.

BEDROOM ONE

3.94m x 3.37m (12'11" x 11'1")

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

EN-SUITE

1.57m x 1.21m (5'2" x 4'0")

Having shower cubicle, wash basin, low level WC., tiling to walls, extractor fan, shaver point, vinyl flooring and radiator.

BEDROOM TWO

2.57m x 3.38m (8'5" x 11'1")

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

BEDROOM THREE

2.59m x 2.04m (8'6" x 6'8")

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

FAMILY BATHROOM

2.01m x 2.77m (6'7" x 9'1")

Having uPVC obscure double glazed window to the front aspect, panelled bath with electric shower over and glazed shower screen, pedestal wash basin and close coupled WC., tiling to walls, radiator, shaver point, extractor fan and vinyl flooring. There is also an airing cupboard with hot water tank.

OUTSIDE

To the front there is driveway parking and a lawned garden with footpath to the front entrance door and also leading down the side of the property to the rear. At the rear there is a lawned garden, being fully enclosed, with a patio area across the rear of the property and recently installed decked area to the side. There are also several trees including a mature Eucalyptus.

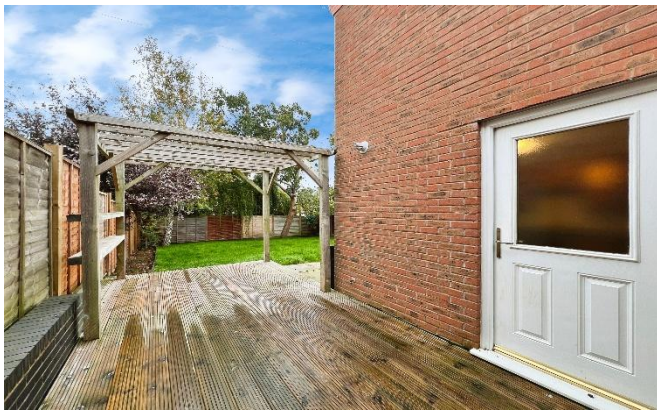
SINGLE GARAGE

With up-and-over door and door to the rear.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band C.

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. Follow the road which then runs onto Londonthorpe Lane and take the right turn onto St Mellion Drive. Take the left turn onto Carnoustie Close and the property is at the end.

GRANTHAM

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

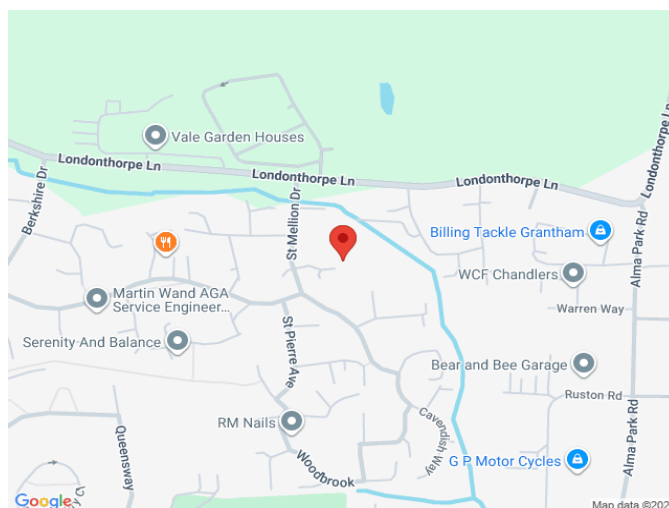
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For more information please call in the office or telephone 01476 591900.

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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