



31 Arundel Drive,
Grantham. NG31 8WN



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£260,000

- Three Double Bedrooms
- Over 1,080 Square Foot Of Accommodation
- Popular Barrowby Lodge Estate
- Fantastic Transport Links
- Downstairs WC., Bathroom
- Two Reception Rooms + Office Space
- Stunning Master Bedroom With En Suite
- Enclosed Rear Garden
- Driveway & Garage
- Freehold - EPC: Rating B



Situated within a well-established and highly convenient area of Grantham, this impressive three-bedroom, three-storey semi-detached property offers spacious and adaptable accommodation, ideally suited to modern family living.

The ground floor accommodation comprises a welcoming entrance hall, a practical cloakroom and a bright, generously proportioned lounge benefitting from dual-aspect windows which provide an abundance of natural light. To the rear of the property is a well-appointed kitchen/dining room, fitted with integrated appliances and featuring French doors which open directly onto the rear garden, creating an ideal environment for both everyday living and formal entertaining.

A central lobby provides access to the first floor, which comprises two well-proportioned double bedrooms, a contemporary family bathroom and additional landing / office space, with stairs rising to the second floor. The second floor is occupied by the spacious principal bedroom suite, which benefits from Velux-style roof windows and a private en-suite shower room, offering a quiet and private retreat.

Externally, the property is complemented by a driveway providing off-road parking for multiple vehicles, a larger-than-average garage and a fully enclosed rear garden featuring lawn and decked patio areas, ideal for relaxation and outdoor entertaining.





ACCOMMODATION

ENTRANCE HALL

Having entrance door with transom window over and storm porch covering, Amtico flooring and a radiator.

CLOAKROOM / W/C

1.6m x 0.91m (5'2" x 3'0")

With WC, pedestal wash basin, radiator, Amtico flooring and extractor fan.

LOUNGE

5.2m x 3.72m (17'1" x 12'2")

Having uPVC double glazed bay window to the front and uPVC double glazed window to the side aspect, two radiators, under stairs storage and Amtico flooring.

KITCHEN / DINER

4.7m x 3.16m (15'5" x 10'5")

With uPVC double glazed window to the rear, uPVC double glazed French doors to the garden, base level cupboards and drawers with matching eye level units, work surfacing with inset sink and drainer, inset gas hob with extractor over, eye level integrated electric oven, integrated washing machine, dishwasher and fridge freezer, wall mounted gas fired boiler, under-cupboard lighting, radiator and Amtico flooring.

FIRST FLOOR LANDING

With storage cupboard and carpet flooring.

BEDROOM TWO

4.13m x 2.63m (13'6" x 8'7")

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

BEDROOM THREE

3.45m x 2.65m (11'4" x 8'8")

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

FAMILY BATHROOM

2.49m x 1.98m (8'2" x 6'6")

Having uPVC double glazed obscure window to the rear aspect, panelled bath with shower over and glazed shower screen, pedestal wash basin and low level WC, tiled walls to wet areas, heated towel rail, laminate flooring and extractor fan.

OFFICE SPACE

With uPVC double glazed window to the front aspect and stairs to the master suite, radiator.

BEDROOM ONE

6.67m x 4.72m (21'11" x 15'6")

Having uPVC double glazed dormer window to the front and two Velux style windows to the rear, radiator, TV point, loft hatch and carpet flooring.

EN-SUITE SHOWER ROOM

2.43m x 1.17m (8'0" x 3'10")

Having shower cubicle, pedestal wash basin and low level WC., tiling to walls, shaver point and ladder style heated towel radiator.

EXTERIOR

To the front there is driveway parking for 2 cars leading to a larger than average single garage, as well as a small low maintenance garden area laid to shrubs. At the rear is a lawned garden with patio, decking area, fencing to the boundaries and outside tap. A timber gate leads through to the driveway.

GARAGE

With up-and-over door, storage in the roof area, power and lighting.

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 taking the left turn at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). At the next roundabout turn right onto Pennine Way then right onto Arundel Drive and the property is on the left-hand side.

GRANTHAM

The property is a short walk from Poplar Farm Primary School, a veterinary practice and a local steakhouse. Local amenities are available close by on Barrowby Gate to include day nursery, Tesco Express, pharmacy etc.

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.

Note

We are required under the Estate Agent Act 1979 and the Provision Of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by the Act.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

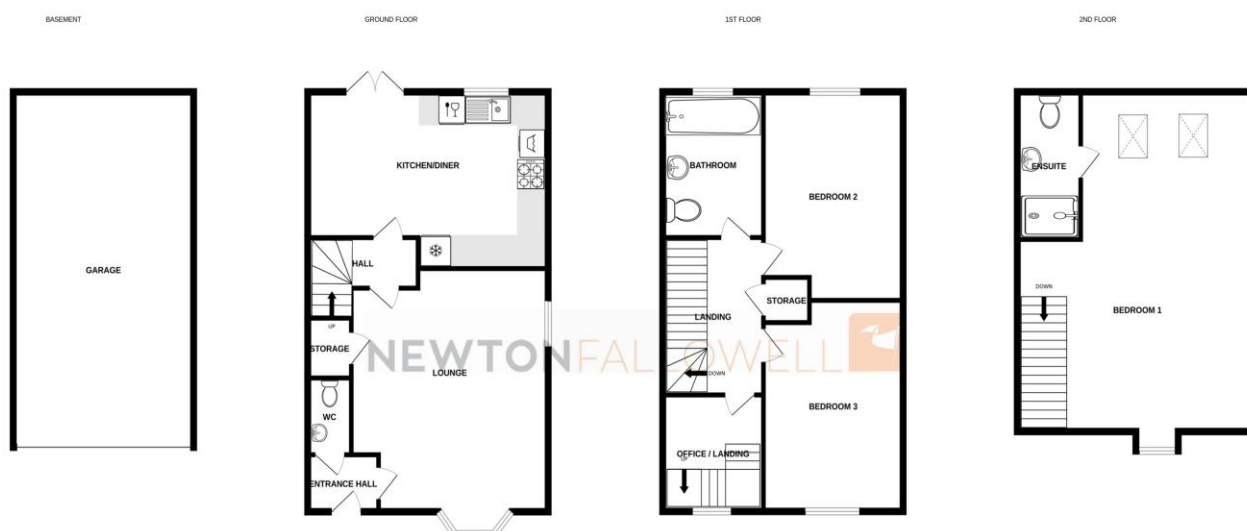
MONEY LAUNDERING

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.

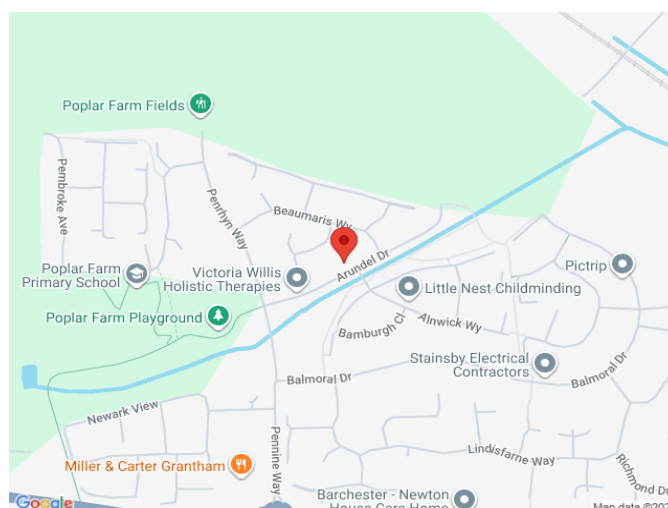
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For more information please call in the office or telephone 01476 591900.

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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