



Westerdale Road, Grantham



Offers in excess of £275,000

- Spacious Fosters Built House
- Utility/WC
- Popular Manthorpe Estate
- Three Bedrooms
- Substantial Ground Floor Extension
- Re-fitted Bathroom
- Freehold
- EPC rating D



A very impressive Fosters built semi detached house in a convenient Manthorpe Estate position and backing onto Running Furrows. The property has been tastefully upgraded throughout to include a substantial vaulted ground extension providing generous open plan accommodation and ideal for family use. There is an enclosed porch, leading to the hall, a stylish kitchen with attractive granite working surfaces and a utility/WC which has plumbing for a shower should this be required. Part underfloor heating is a further benefit. The first floor comprises a master bedroom with good fitted wardrobes, two further bedrooms and a refitted bathroom. Outside a block paved driveway provides ample parking for two cars and double doors open to a further block paved area and the sizeable rear garden which enjoys a good level of privacy as it is not overlooked from behind. This is an ideal family home and viewing is recommended.

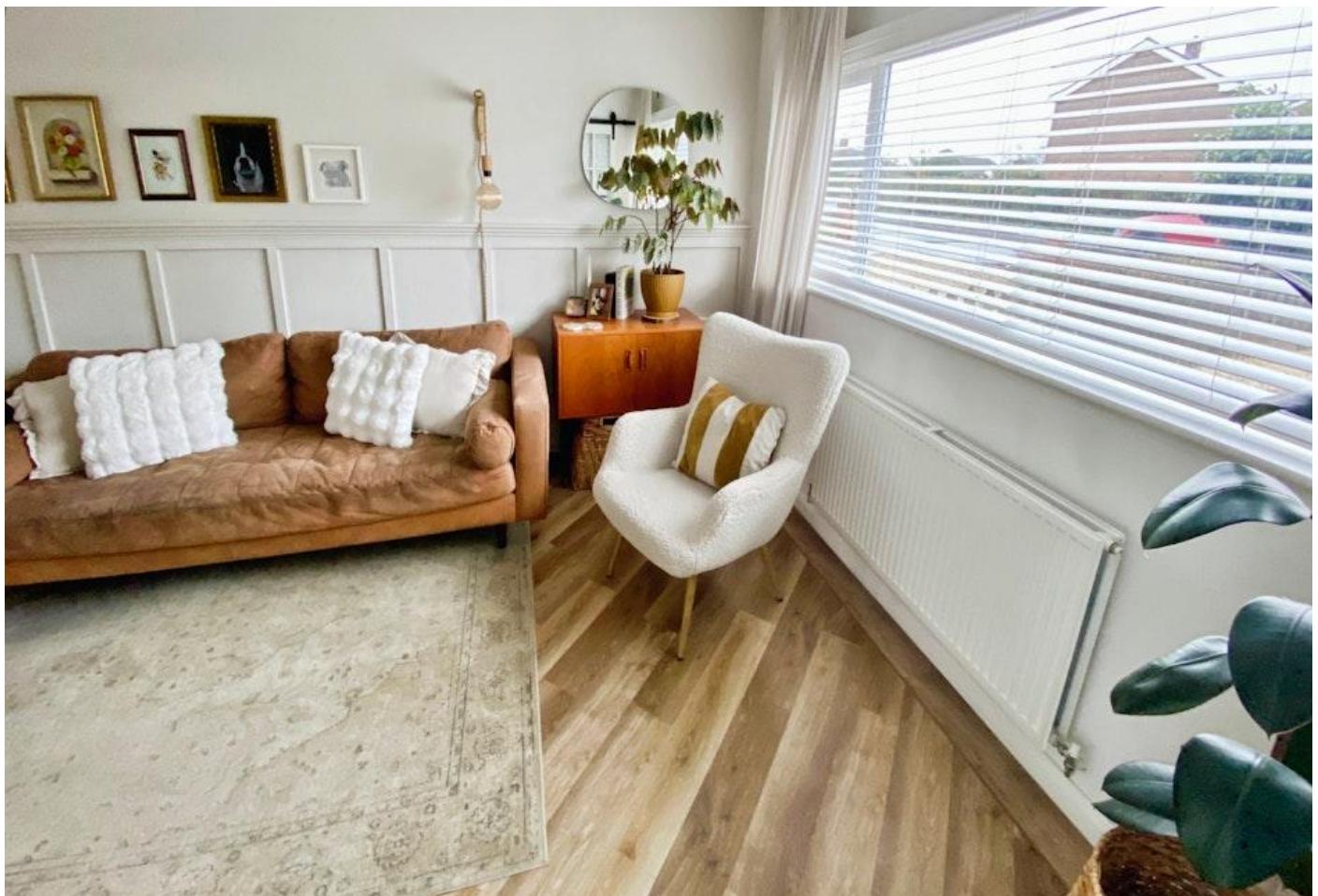
ENTRANCE PORCH

An enclosed entrance porch with tiled floor and inner door to hall.

ENTRANCE HALL

1.8m x 3.43m (5'11" x 11'4")

Staircase off to first floor, tiled floor and radiator.





KITCHEN

3.4m x 3.76m (11'2" x 12'4")

Window to side elevation. Well fitted with a comprehensive range of units to include a peninsular, all with granite working surfaces. One and a half bowl sink with mixer tap, integrated oven, microwave and ceramic induction hob with cooker hood over. Tiled floor, spotlights and shelving. Plumbing for dishwasher.

CLOAKROOM/UTILITY

0.95m x 2.8m (3'1" x 9'2")

Previously used as a shower room and capped off plumbing available should a purchaser wish to re-instate this. Low level WC, wash basin and plumbing for washing machine etc.

DINING/FAMILY ROOM

2.81m x 5.72m (9'2" x 18'10")

A fantastic open plan space with a vaulted ceiling, tiled floor and under floor heating. Two sets of French doors to patio and two Velux type roof windows.

LOUNGE

3.36m x 6m (11'0" x 19'8")

Another very appealing living space with a wide picture window to the front elevation. Karndean flooring, mantle shelf, radiator and open arch to dining/family room.

LANDING

Window to front elevation and built in airing cupboard containing Ideal gas fired combination boiler. Loft trap to roof space.

BEDROOM 1

3.37m x 3.74m (11'1" x 12'4")

Picture window to rear. Two double fitted wardrobe range and radiator.

BEDROOM 2

2.82m x 3.4m (9'4" x 11'2")

Window to rear and radiator.

BEDROOM 3

2.04m x 3.39m (6'8" x 11'1")

Window to front and radiator.

BATHROOM/WC

2.42m x 2.86m (7'11" x 9'5")

Maximum measurements. Attractively fitted with a replacement suite comprising a paneled bath with shower and folding screen over, pedestal wash basin and low level WC. Fully tiled walls and radiator. Window to side elevation.

OUTSIDE

The house stands behind a low walled front garden with a block paved driveway providing comfortable parking for two vehicles. Double gates open to a pathway/drive at the side with an outside tap and leading to the rear garden which is approximately west facing and will enjoy good levels of afternoon and evening sun. There is a full width block paved patio, good sized lawn, borders and shrubs. Children's play area and existing summerhouse. The garden backs onto Running Furrows so is not overlooked from the rear and offers good levels of general privacy.

GRANTHAM

Grantham is a thriving market town with an excellent range of amenities. The property is situated within the established Manthorpe Estate which is within walking distance of the town centre, local schools, hospital and Wyndham Park. 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. There are regular buses to both Lincoln and Sleaford. 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.





SERVICES

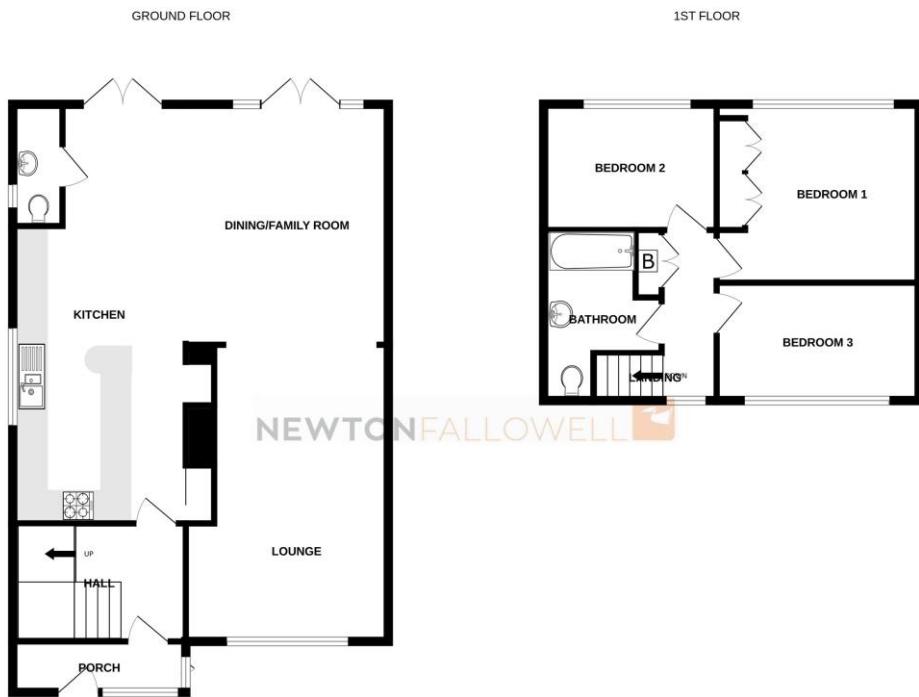
Mains gas, electricity, water and drainage are connected. Gas fired radiator central heating is installed with a modern combination boiler. Under floor heating to ground floor extension. We have not tested any services or appliances.

COUNCIL TAX

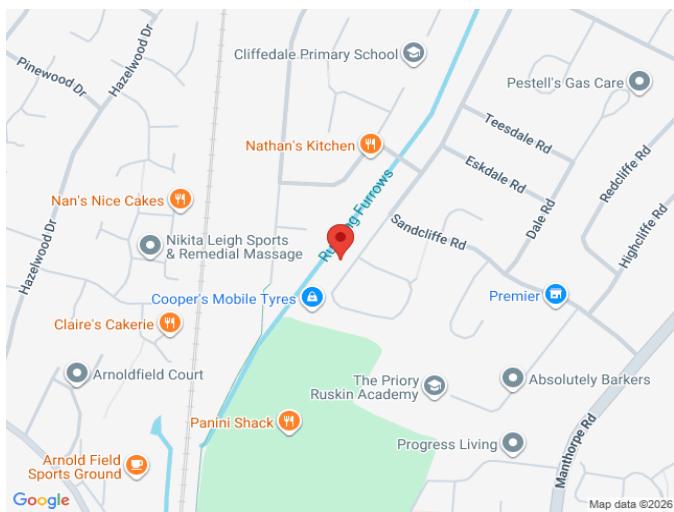
The property is Band C for Council Tax purposes.



Floorplan



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors, rooms and windows are approximate and not to scale. There may be any minor 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 operation or efficiency can be given.



Newton Fallowell

01476 591900
grantham@newtonfallowell.co.uk