



Connells

The Haig Crown Hill
Ropsley GRANTHAM

The Haig Crown Hill Ropsley GRANTHAM NG33 4BH

for sale offers in excess of
£550,000



Property Description

Occupying a generous plot within the sought-after village of Ropsley, this detached bungalow offers over 2,800 sq ft of well-proportioned accommodation, ideal for families or those looking for versatile single-level living.

The accommodation is centred around a welcoming reception hall, leading to a spacious lounge with direct access to the rear garden, a separate formal dining room and a well-appointed breakfast kitchen complete with integrated appliances and breakfast bar. A utility room and cloakroom add further practicality.

There are four generous double bedrooms, three of which benefit from fitted wardrobes. The principal suite enjoys a dressing area and a four-piece en-suite bathroom with underfloor heating, while the remaining bedrooms are served by a four-piece family bathroom.

Externally, the property continues to impress. A large gravel driveway provides extensive off-road parking alongside an EV charging point and access to a double garage. The beautifully maintained rear garden offers a high degree of privacy, featuring lawned areas, a patio, mature planting, a summer house and additional storage sheds.

Further benefits include 18 owned solar panels, an air source heat pump, underfloor heating to both bathrooms and a peaceful village setting with excellent access to Grantham and the A1.

Don't miss the chance to secure this exceptional bungalow in one of the area's most desirable village locations. Call us today to arrange your viewing!

Entrance Hall

Two windows to the front aspect, rear door providing access to the garden & cupboard.

Cloakroom

Fitted with a WC, hand wash basin and heated towel rail.

Lounge - 21' 1" X 15' 7"

Window to the rear, patio door to the side & laminate flooring.

Dining Room - 16' 4" x 11' 1"

Window to the side, serving hatch through to the Kitchen & laminate flooring.

Kitchen - 16' 3" x 13' 0"

Window to the side, fitted with a range of wall and base units, work surfaces, inset sink and drainer, breakfast bar, electric oven and hob with extractor hood, plus integrated dishwasher, fridge and freezer.

Lobby

Storage cupboard, access to the garage and door leading outside.

Utility - 3" x 5' 11"

Fitted with a work surface and inset sink with storage cupboards below, plus space and plumbing for a washing machine and additional appliances.

Bedroom One - 17' 0" x 14' 4"

Window to the rear, carpeted, built-in wardrobes & dressing area with additional built-in wardrobes.

En-Suite - 12' 2" X 6' 5"

Fitted with a WC, wash hand basin, bath and separate shower cubicle. Heated towel radiator, underfloor heating and window to the rear aspect.

Bedroom Two - 17' 0 x 10' 9"

Window to the rear, carpeted & built-in wardrobes.

Bedroom Three- 15' 0" X 12' 5"

Window to the rear, carpeted & built-in

wardrobes.

Bedroom Four- 12' 11" X 12'11"

Window to the rear, carpeted & built-in wardrobes.

Family Bathroom - 8' 7" X 8' 2

WC, wash hand basin, bath and separate shower cubicle. Heated towel radiator, underfloor heating, tiled flooring & extractor fan.

Garage - 22' 1" x 20' 11"

Electric up and over door, door to the side, window to the front, modern consumer unit, power supply, inverter to the solar panels, loft hatch with integrated ladder & lighting and WC.

Summerhouse - 10' 8" x 8' 4"

Electric up and over door, door to the side, window to the front, modern consumer unit, power supply, inverter to the solar panels, loft hatch with integrated ladder & lighting and WC.

Outside

To the front there is a large private gravel driveway, EV charging point & outside lighting.

To the rear there is a large patio & law space, electric socket, established shrubs & trees, shed & lighting.









Total floor area 267.8 m² (2,882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309712



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309712 - 0004