



**Prestwick Close, Grantham NG31 9GB**



**welcome to**

**Prestwick Close, Grantham**

\*GUIDE PRICE £325,000 - £350,000\* - Well presented throughout this perfect detached family home offers spacious accommodation having two reception rooms, Victorian style conservatory, four bedrooms, driveway, integrated garage and gardens. Call us now on 01476 566363 for more information ....



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with a radiator, understairs storage, staircase leading to the first floor landing and access into the cloakroom, lounge and kitchen.

### **Downstairs Cloakroom**

With a window to the front aspect and comprising of a wash hand basin, low level WC and a radiator.

### **Lounge**

16' 5" x 10' 10" Widest point ( 5.00m x 3.30m Widest point )

With a front facing window, feature fireplace with a Gas fire, radiator and French doors leading into the dining room.

### **Dining Room**

9' 9" x 9' 4" ( 2.97m x 2.84m )

Dining room with patio doors into the conservatory, radiator as well as access to the living room and kitchen.

### **Kitchen**

10' 9" widest x 11' 9" min ( 3.28m widest x 3.58m min )

With a window to the rear aspect overlooking the garden, having a range of units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Integrated oven, gas hob with extractor hood above. Radiator and access into the utility.

### **Utility Room**

5' 5" x 6' 9" ( 1.65m x 2.06m )

The utility room has a rear door to the garden, sink, plumbing for appliances as well as an access door to the garage.

### **Conservatory**

11' 6" x 10' 6" ( 3.51m x 3.20m )

Victorian style conservatory with glazed panels and French doors leading out to the rear garden.

### **First Floor Landing**

Carpet, hatch access to the loft and access into the bedrooms and family bathroom.

### **Principal Bedroom**

10' 2" x 11' 11" to Wardrobes ( 3.10m x 3.63m to Wardrobes )

With a window to the front aspect, built-in wardrobes, carpet, radiator and access into the en-suite.

### **En-Suite Shower Room**

With a window to the front aspect, shower cubicle, wash hand basin, low level WC and a radiator.

### **Bedroom Two**

8' 3" x 7' 10" ( 2.51m x 2.39m )

Rear window overlooking the garden, a radiator and over stair storage cupboard.

### **Bedroom Three**

8' 10" to Wardrobes x 8' ( 2.69m to Wardrobes x 2.44m )

With a window to the rear aspect overlooking the garden, built-in wardrobes and a radiator.

### **Bedroom Four**

8' 7" x 7' 11" ( 2.62m x 2.41m )

With a window to the rear aspect and a radiator.

### **Family Bathroom**

5' 6" x 6' 7" ( 1.68m x 2.01m )

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC and a radiator.

### **General Description Outside**

Open front with lawn and mature planting, driveway for two cars leading to an integral garage. Steps leading up to the front door and gated access through to the rear.

Enclosed rear garden featuring a large patio area including a 6 person hot tub, perfect for outside dining and entertaining. Mainly laid to lawn, borders with plants and flowers. The rear garden also features a slabbed and walled area to the side for garden storage.



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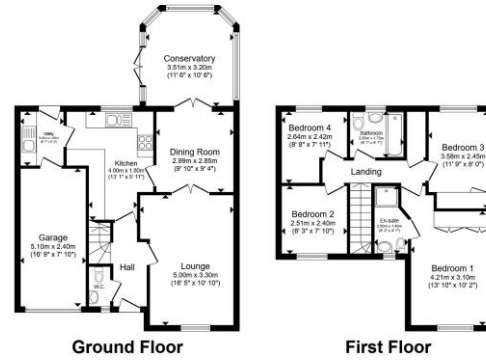
## Prestwick Close, Grantham

- Detached Family House
- Spacious Accommodation Throughout
- Victorian Style Conservatory
- Four Bedrooms
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

guide price

**£325,000 - £350,000**



Total floor area 120.0 m<sup>2</sup> (1,291 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

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113977 - 0005

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