



**Glengorm Gardens, Grantham NG31 8XJ**

  
william  
h brown

**welcome to**

## **Glengorm Gardens, Grantham**

\*GUIDE PRICE £240,000 - £250,000\* - Beautifully presented throughout this spacious family home benefits from off-road parking and an enclosed garden to the rear. Close to some local amenities including a primary school and good access to the A1 and A52. Built-in 2020 and still under warranty.



## **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with a radiator, consumer box, spotlights to the ceiling, staircase leading to the first floor landing and doors into the cloakroom and lounge.

## **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC, wood effect flooring and a radiator.

## **Lounge**

11' 10" max x 16' 1" max ( 3.61m max x 4.90m max )  
L-shaped room with a window to the front and side aspects, radiator, spotlights to the ceiling and wood effect flooring.

## **Kitchen Diner**

15' x 10' 5" ( 4.57m x 3.17m )

With a window to the rear aspect and having a range of grey gloss units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, fridge freezer, dishwasher and washing machine. Benefitting from an understairs storage cupboard, wood effect flooring, spotlights to the ceiling, radiator and French doors leading out to the rear garden.

## **First Floor Landing**

With a storage cupboard, carpet, radiator and doors leading to the bedrooms and family bathroom.

## **Master Bedroom**

11' 9" x 8' 6" ( 3.58m x 2.59m )

With a window to the front aspect, built-in wardrobes, wood effect flooring, radiator and door leading into the en-suite.

## **En-Suite Shower Room**

With a window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, tiled walls and radiator.

## **Bedroom Two**

8' 6" x 10' 2" ( 2.59m x 3.10m )

With a window to the rear aspect, built-in wardrobes, wood effect flooring and radiator.

## **Bedroom Three**

6' 3" x 8' 9" ( 1.91m x 2.67m )

With a window to the front aspect, wood effect flooring and radiator.

## **Family Bathroom**

With a window to the rear aspect and comprising of a bath, pedestal wash hand basin, low level WC, vinyl flooring, tiled walls and radiator.

## **General Description Outside**

Approaching the property to the front, gravel area with a pathway to the front door, EV charger and gated access through to the rear garden.

The rear garden is low maintenance with lawn garden, shrub border and enclosed by fencing.

Allocated parking past the house and around the corner, middle driveway.

## **Agents Note:**

This property has an Annual Estate Service Charge of approximately £110



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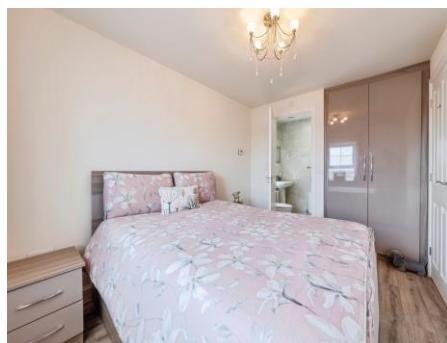
- Modern Semi-Detached House
- Spacious Accommodation
- Three Bedrooms
- En-Suite & Family Bathroom
- Off-Road Parking with EV Charger

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£240,000 - £250,000**



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Property Ref:  
GST113102 - 0008



Please note the marker reflects the postcode not the actual property

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