



**Bamburgh Close, Grantham NG31 8UL**



**welcome to**

**Bamburgh Close, Grantham**

\*GUIDE PRICE of £235,000 - £245,000\* - Lovely modern semi-detached family house in a sought after location. Well presented throughout which includes a kitchen/diner with french doors leading to the garden, lounge, three bedrooms, one with an en-suite and family bathroom, enclosed garden to the rear.



### Entrance

Entering the property through a part glazed uPVC door into the entrance hall with a radiator, staircase leading to the first floor landing, and doors leading to the downstairs cloakroom, kitchen/diner and lounge.

### Downstairs Cloakroom

With a window to the rear aspect, and comprising of a two piece suite including a pedestal wash hand basin and low level WC, there is partial tiling to the walls, a radiator.

### Lounge

15' 5" x 10' 2" ( 4.70m x 3.10m )

This generous family lounge offers a wealth of light, with a window to both front and rear aspects, a radiator, carpet, TV point and telephone point.

### Kitchen/diner

15' 5" x 9' 7" min ( 4.70m x 2.92m min )

Boasting a range of units at both floor and eye level with worktops over, inset stainless steel sink unit with single drainer and mixer tap. Built in electric oven and 4-ring gas hob with extractor hood above. Integral fridge-freezer, with further plumbing for automatic washing machine. Wall mounted gas fired boiler and window to the front aspect. The dining area provides space for a dining suite, with French doors opening to the rear garden, two radiators and spotlights to the ceiling.

### First Floor Landing

Staggered staircase to the first floor landing, with door to the airing cupboard, and doors leading through to the bedrooms and family bathroom.

### Master Bedroom

11' 2" x 10' 4" ( 3.40m x 3.15m )

This double master bedroom has a fitted wardrobe to one wall, window to the side aspect and door leading through to the en-suite.

### En-Suite

Three piece modern suite comprising of shower cubicle, pedestal wash hand basin and low level WC. a radiator, spotlights to ceiling, extractor fan and obscure window to the rear aspect.

### Bedroom Two

11' 11" x 7' 7" ( 3.63m x 2.31m )

This double bedroom has a window to the rear aspect, and a radiator.

### Bedroom Three

10' 9" x 7' 6" irregular shape ( 3.28m x 2.29m irregular shape )

This irregular shaped room is a good size third bedroom with a window to the front aspect, and a radiator.

### Family Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low level WC. There is a radiator, extractor fan, part tiling to the walls and obscure window to the rear aspect.

### General Description Outside

Approaching the property, there is access via a shared driveway and providing off road parking for several vehicles. There is a small lawned area with some mature shrubs and pathway leading to the front door.

To the rear, the garden is fully enclosed by fencing, mainly laid to lawn and with a patio area ideal for outdoor dining.



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## Bamburgh Close, Grantham

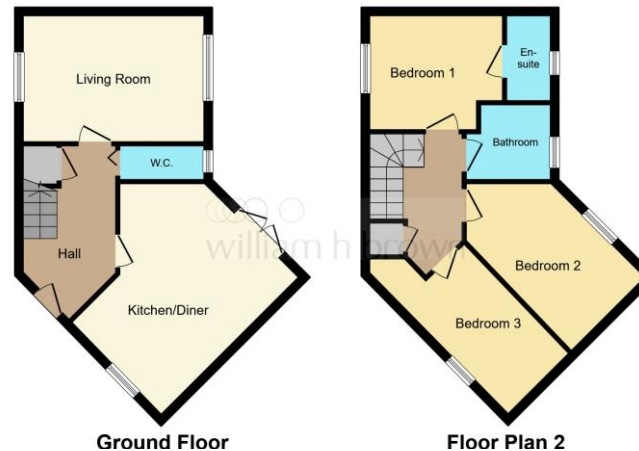
- Modern, Three Bedroom, Semi-Detached House
- Lounge and Kitchen/Diner with French Doors to the Garden
- En-suite to the Master and Family Bathroom
- Off Road Parking for Several Vehicles
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£235,000 - £245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111876 - 0010

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**