



**22 St. Georges Way, Grantham**

Grantham

£260,000

**David Grace**





## 22 St. Georges Way

Grantham, Grantham

Three-bedroom detached home on the popular Sunningdale estate. Spacious lounge/diner overlooking a west-facing garden, three double bedrooms, ensuite, garage and driveway parking—ideal family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Detached Home on the Sunningdale Estate
- Sold With No Onward Chain
- Separate Fitted Kitchen
- Spacious Lounge/Diner
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Family Bathroom and Downstairs WC
- West-Facing Rear Garden
- Large Garage and Driveway Parking
- EPC - D



**Hall**

**Kitchen**

10' 10" x 8' 2" (3.30m x 2.50m)

**Living Room**

20' 0" x 9' 10" (6.10m x 3.00m)

**WC**

**Bedroom 1**

14' 1" x 8' 10" (4.30m x 2.70m)

**Ensuite**

**Bedroom 2**

11' 2" x 10' 6" (3.40m x 3.20m)

**Bedroom 3**

12' 10" x 7' 3" (3.90m x 2.20m)

**Bathroom**





**GARDEN**

**GARAGE**

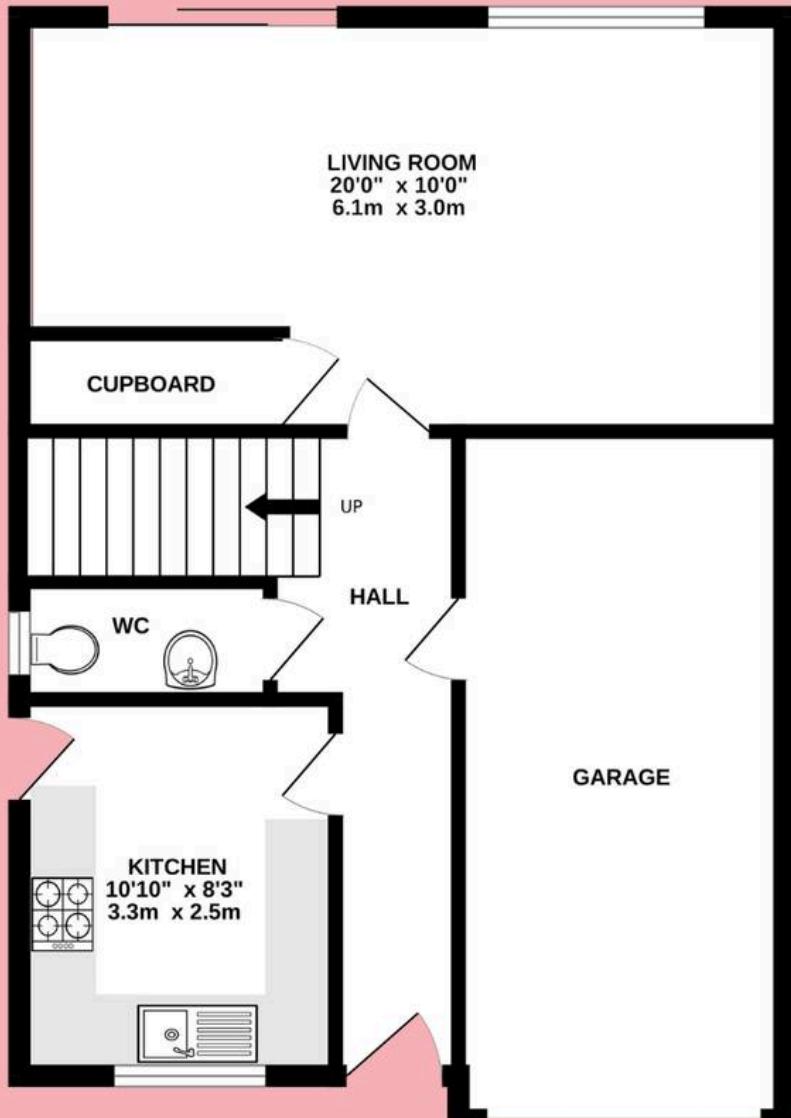
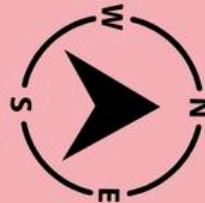
Single Garage

**GARAGE**

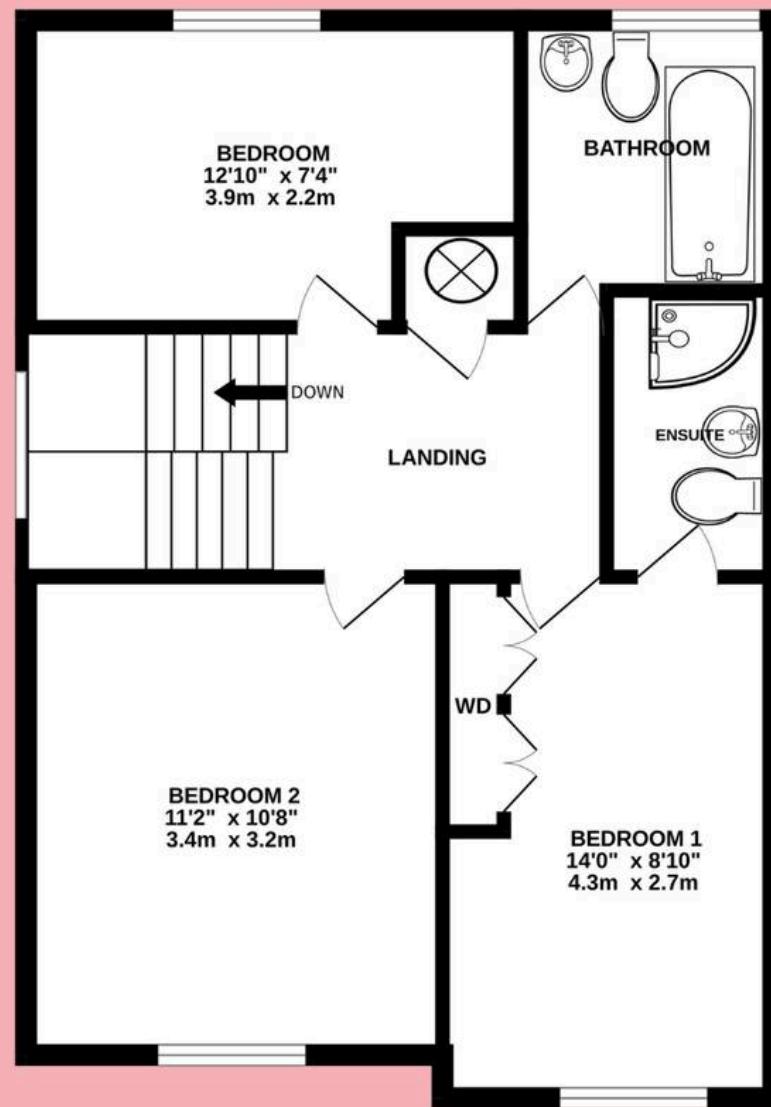
Double Garage







**St George's Way, Grantham**  
Approx Internal area: 1130q ft/105 m<sup>2</sup>





## David Grace Estate Agents

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