



6 Sedgebrook Road, Allington
Grantham

Offers in Region of £370,000

DavidGrace





6 Sedgebrook Road

Allington, Grantham

Stylish detached bungalow with open-plan living, conservatory, Shaker kitchen, up to 3 bedrooms, landscaped garden, garage, and far-reaching countryside views in a peaceful village setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Modernised Detached Bungalow in Quiet Village
- Bright and Spacious Open-Plan Living/Dining Room
- Large Conservatory with Views Across the Garden and Fields
- Stylish Kitchen with Granite Worktops and Integrated Appliances
- Flexible Accommodation - 3 Bedrooms
- Contemporary Shower Room Finished to a High Standard
- Bedroom 1 with French Doors Onto Terrace
- Gated Frontage with Lots of Off-Road Parking
- Attached Garage with Electric Door
- EPC - D

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Entrance hall

Hallway

Living Room/ Dining Room
23' 10" x 11' 8" (7.26m x 3.56m)

Bedroom 3
11' 5" x 7' 0" (3.48m x 2.13m)

Bedroom 2
11' 7" x 9' 2" (3.53m x 2.79m)

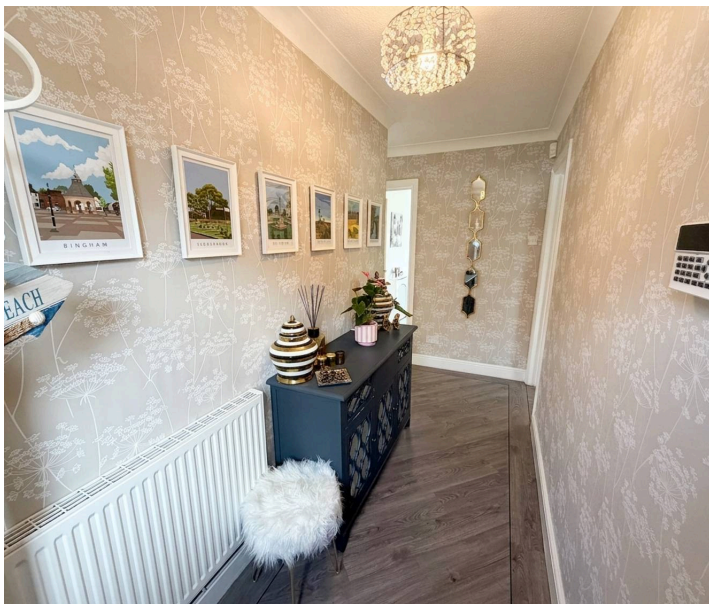
Bedroom 1
12' 4" x 11' 0" (3.76m x 3.35m)

Bathroom

Kitchen
14' 7" x 9' 1" (4.45m x 2.77m)

Conservatory
12' 7" x 10' 9" (3.84m x 3.28m)

Garage





GARDEN

GARAGE

SECURE GATED

DRIVEWAY

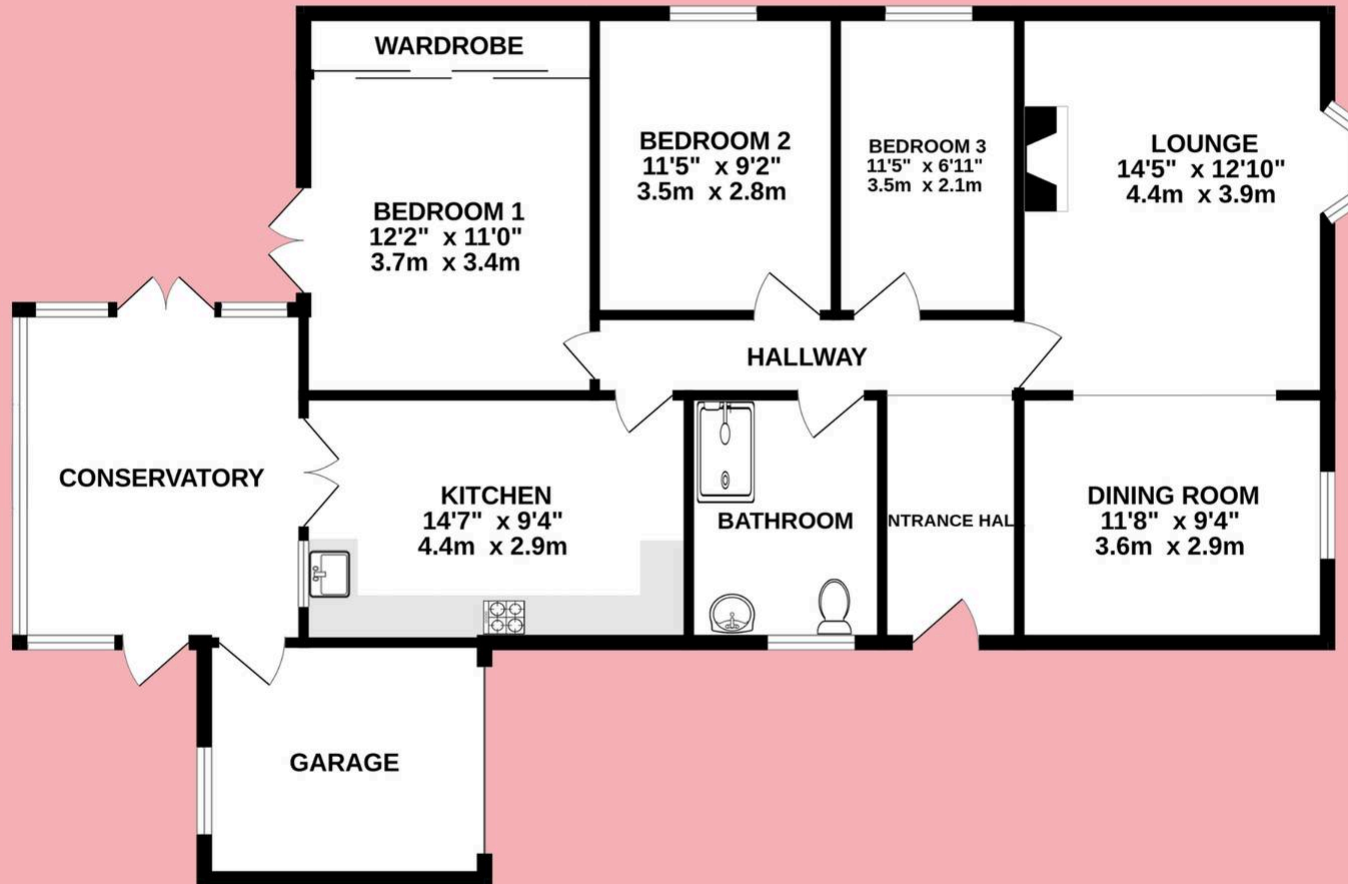






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	83
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



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