



Sunningdale, Grantham NG31 9PF

welcome to

Sunningdale, Grantham

GUIDE PRICE £214,500 - £225,000 - Semi-detached house in a great location on the outskirts of Grantham. Well presented throughout this perfect family home offers a lounge, conservatory, kitchen, three bedrooms and bathroom. Benefiting from a driveway and gardens front and rear.



Entrance Hallway

Entering the property through a part-glazed door into the entrance hall having laminate flooring, radiator, staircase rising to the first floor landing and door leading into the lounge.

Lounge

12' 6" x 12' 1" (3.81m x 3.68m)

With a window to the front aspect, wood effect laminate flooring, wood panelling to one wall, radiator and door through to the dining room.

Kitchen Diner

15' 5" x 9' 6" (4.70m x 2.90m)

With a window to the rear aspect, and having a range of grey units to both the floor and eye level with worktops over, black sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, space for a washing machine, wood effect laminate flooring, storage cupboard. There is a wall mounted boiler, radiator, part-glazed door leading out to the side aspect, radiator and French doors leading you into the conservatory.

Conservatory

13' 8" x 10' 1" (4.17m x 3.07m)

Half brick conservatory with glazed panels and French doors leading out to the rear garden.

First Floor Landing

Benefitting from a storage cupboard housing the hot water tank, window to the side aspect, carpet, hatch access to the loft and doors giving access through to the three bedrooms and family bathroom.

Bedroom One

10' 9" x 8' 9" (3.28m x 2.67m)

With a window to the front aspect, carpet and a radiator.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

With a window to the rear aspect, built-in storage and desk, carpet and a radiator.

Bedroom Three

7' 9" x 6' 2" (2.36m x 1.88m)

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

Family Bathroom

6' 4" x 6' (1.93m x 1.83m)

With a window to the rear aspect, and comprising of a bath with shower over, wash hand basin, low level WC, heated towel rail, wood effect laminate flooring, and boarding to the walls.

General Description Outside

Open to the front with lawn, driveway, pathway to the front door, gated access through to the rear.

The rear garden features gravel, lawn, a pond, shed and fencing to the side aspect.



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welcome to

Sunningdale, Grantham

- Semi-Detached House
- Well Presented Throughout
- Conservatory
- Three Bedrooms
- Driveway and Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£214,500 - £225,000



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