



**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. Benefitting 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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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113723 - 0006

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