



Langford Gardens, Grantham NG31 8DW

welcome to

Langford Gardens, Grantham

GUIDE PRICE £495,000 - £520,000 - Detached, family house in a cul-de-sac location. Spacious accommodation throughout over three floors benefitting from three reception rooms, kitchen with utility, five bedrooms, two with an en-suite, bathroom and shower room. Boasting driveway and double garage.



Entrance Hall

Entering the property through a part-glazed door into the entrance hall with carpet and radiator.

Cloakroom

Comprising of a wash hand basin, low level WC, and partial tiling to the walls.

Lounge

16' x 11' 7" (4.88m x 3.53m)

With a bay window to the front aspect, feature fireplace with a black and cream surround and inset gas fire, carpet, radiator and double doors leading into the dining room.

Dining Room

11' 3" x 11' (3.43m x 3.35m)

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

Study

10' x 8' 6" (3.05m x 2.59m)

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

Kitchen

17' 8" x 15' 4" (5.38m x 4.67m)

Having a window to the rear aspect and comprising of wood effect units to both the floor and eye level with worktops over, sink and drainer. Integrated electric oven, gas hob with extractor hood above. Built in dishwasher and bonus island for more storage. Space for a fridge freezer, tiling to the walls, vinyl flooring and patio doors leading out to the rear garden.

Utility Room

6' 7" x 5' 2" (2.01m x 1.57m)

Great additional space providing wood effect units with worktop over and tiling to the walls. Space for washing machine, wall mounted boiler, radiator and door leading out onto the driveway



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First Floor Landing

With a window to the front aspect, and doors giving access to the bedrooms and family bathroom.

Principal Bedroom

12' 3" x 10' 3" (3.73m x 3.12m)

Dual aspect room with windows to both the front and side aspects, archway leading into the dressing area, built-in wardrobes, carpet, radiator and access into the en-suite.

En-Suite To Principal

With a window to the rear aspect, bath with shower over, vanity sink unit with his and hers sinks, low level WC, tiling to the walls and a radiator.

Bedroom Two

13' 2" x 11' 1" (4.01m x 3.38m)

With a window to the rear aspect, carpet, radiator and door leading into the en-suite.

Bedroom Three

10' x 11' 2" (3.05m x 3.40m)

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

En-Suite Shower Room

This en-suite shower room has a window to the side aspect, shower unit, wash hand basin, low level WC, radiator and tiling to the walls.

Family Bathroom

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, carpet, tiling to the walls and a radiator.

Second Floor Landing

Features a storage cupboard, skylight window and doors giving access into two further bedrooms.

Bedroom Four

16' 1" x 10' 4" (4.90m x 3.15m)

Having a window to the front aspect, carpet, radiator, hatch access to the loft and sloping ceilings (restricted head height).

Shower Room

Comprising of a shower cubicle, wash hand basin, low level WC, tiling to the walls, carpet and radiator.

Bedroom Five

16' 3" x 9' 2" (4.95m x 2.79m)

With a window to the rear aspect, carpet and sloping ceilings (restricted head height).

General Description Outside

Approaching the property to the front with a pathway leading to the front door, driveway to the side and double garage. Lawn with some mature shrubs and hedging.

The rear garden features a patio area perfect for outside dining and entertaining, lawn with shrubs around and enclosed by fencing.

Double garage with two up and over doors, power, lighting and personal door into the rear garden.

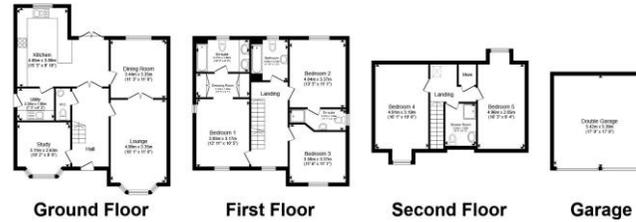
welcome to

Langford Gardens, Grantham

- Detached Three Storey Family House
- Spacious Accommodation Throughout
- Three Reception Rooms
- Five Bedrooms, Two En-Suites, Bathroom and Shower Room
- Driveway and Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F



guide price

£495,000 - £520,000

Total floor area 222.5 m² (2,395 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they 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). Powered by www.propertybox.co

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Property Ref:
GST113644 - 0006

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