



**The Chase, Ropsley, Grantham NG33 4AN**

**welcome to**

## **The Chase, Ropsley, Grantham**

\*GUIDE PRICE £405,000 - £425,000\* - Detached family house in the village location of Ropsley. Modern and spacious throughout, immaculately presented offering two reception rooms, breakfast kitchen with utility, four bedrooms. Benefitting from underfloor heating, ample parking & EV charger.



## **Entrance**

Entering the property at the front through a composite door into the entrance hall with wood style flooring, spotlights to the ceiling, cupboard housing the hot water cylinder and heating manifold, staggered staircase rising to the first floor landing, and door access into the downstairs cloakroom, lounge and breakfast kitchen.

## **Downstairs Cloakroom**

With a window to the side aspect and comprising of a vanity sink unit, low level WC, extractor fan, and wood style flooring.

## **Lounge**

21' 7" into the bay x 11' 7" ( 6.58m into the bay x 3.53m )  
With a bay window to the front aspect, carpet, double doors giving access into the dining room, and bifold doors leading out to the rear garden.

## **Dining Room**

11' 9" x 9' 7" ( 3.58m x 2.92m )  
With a window to the rear aspect, and open plan to the kitchen, with wood style flooring and ample space for a dining table.

## **Breakfast Kitchen**

12' 9" x 9' 5" ( 3.89m x 2.87m )  
Lovely modern kitchen with a window to the rear aspect and having a range of units to both the floor and eye level with white marble effect worktops over, inset sink with mixer tap. Integrated double oven, hob with extractor hood above, built in dishwasher and space for a fridge freezer. Wood style flooring, spotlights in the ceiling, and door to the utility room.

## **Utility Room**

9' 5" x 5' 11" ( 2.87m x 1.80m )  
With a window to the front aspect, and having a range of units with white marble effect worktops over, inset sink, space for undercounter appliances, wood style flooring and door leading out to the side aspect.

## **First Floor Landing**

This landing area has carpet, a storage cupboard and door access into the bedrooms and family bathroom.

## **Principal Bedroom**

13' 5" x 11' 10" ( 4.09m x 3.61m )

This good size principal bedroom has a window to the front aspect, carpet, radiator, walk in cupboard space and door into the en-suite.

## **En-Suite Shower Room**

This modern en-suite comprises of a double shower enclosure, vanity sink unit, low level WC, partial tiling to the walls, spotlights to the ceiling, window to the rear aspect and wood style flooring.

## **Bedroom Two**

9' 9" x 9' 7" ( 2.97m x 2.92m )

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

## **Bedroom Three**

9' 9" excluding recess x 9' 2" ( 2.97m excluding recess x 2.79m )

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

## **Bedroom Four**

9' 6" x 7' 8" ( 2.90m x 2.34m )

With a window to the front aspect, carpet, radiator, and hatch access to the loft which the vendor advises is partially boarded.

## **Family Bathroom**

9' 6" x 8' 4" ( 2.90m x 2.54m )

Generous sized bathroom having a window to the rear aspect, comprising of a bath, shower cubicle, vanity sink unit, low level WC, towel radiator, extractor fan, and wood style flooring.

## **General Description Outside**

Approaching the property to the front with ample parking for several vehicles and detached garage to the side. Gated access to the rear garden.

The rear garden features a paved patio area, perfect for outside dining and entertaining, mainly laid to lawn with a gravel area and a tree. Enclosed by fencing.

Detached Single Garage - with an electric roller door, EV charger, power and lighting.



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## The Chase, Ropsley Grantham

- Detached Family House
- Built 2022, Architect Build Warranty
- Four Bedrooms, En-Suite & Bathroom
- Air Source Heat Pump, Underfloor Heating, EV Charger
- Ample Off-Road Parking, Garage & Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: D



guide price

**£405,000 - £425,000**

Total floor area 148.8 m<sup>2</sup> (1,602 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.io



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113872 - 0004

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