



Caldicot Gardens, Grantham NG31 8WR



welcome to

Caldicot Gardens, Grantham

Immaculately presented throughout this four bedroom detached family house offers spacious accommodation which includes three reception rooms, kitchen, family/dining area, two en-suites and family bathroom. Boasting a double garage and gardens. Call us for more info and to view on 01476 566363



Entrance Hall

Entering the property to the front through a part glazed door into the inviting entrance hall with a radiator, window to the front aspect, staggered staircase rising to the first floor landing, wood flooring and access into the downstairs cloakroom, lounge, study, dining room and kitchen.

Downstairs Cloakroom

With a window to the front aspect, pedestal wash hand basin, low level WC, radiator and wood flooring.

Lounge

16' 11" x 12' 1" (5.16m x 3.68m)

Featuring French door with side panel and windows to the rear aspect, carpet and a radiator.

Dining Room

11' 8" x 9' 4" into Bay (3.56m x 2.84m into Bay)

Having a bay window to the front aspect, carpet, radiator and access into the kitchen family/dining area.

Kitchen/Family/Dining Area

Beautiful modern kitchen with a window to the rear aspect and having a range of white units to both the floor and eye level with white worktops over inset sink with mixer tap. Integrated double oven, hob with extractor hood above. Built-in dishwasher, fridge freezer and wine cooler. Spotlights to the ceiling, under eye level and base unit lighting, wood flooring, two radiators. Plenty of space for dining and lounging with French doors and glass panels leading out to the rear garden.

Utility Room

Having a range of white units to both the floor and eye level with white worktops over, stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine, wood flooring and part glazed door leading out to the side aspect.

Study

12' x 7' 2" (3.66m x 2.18m)

Versatile room which could be used as an office space, family area or playroom. Having a window to the front aspect, carpet and a radiator.

First Floor Landing

Landing which has a storage cupboard, carpet, hatch access to the loft and access into the bedrooms and family bathroom.

Principal Bedroom

13' 9" Min x 11' 11" (4.19m Min x 3.63m)

Beautiful dual aspect double bedroom with a window to the front and side aspects, dressing area with built-in wardrobes, carpet and a radiator.

Dressing room - 10' 4" x 7' 5" - With a window to the rear aspect and plenty of storage space, carpet, radiator and access into the en-suite bathroom.

En-Suite Bathroom

Spacious bathroom comprising of a bath, double shower cubicle enclosure, pedestal wash hand basin, low level WC, half tiling to the walls, window to the rear aspect, vinyl flooring and a heated towel rail.

Bedroom Two

Lovely double room with two windows to the rear aspect, fitted wardrobe, carpet, radiator and access into the en-suite.

En-Suite Shower Room

With a window to the side aspect and comprising of a shower cubicle, pedestal wash hand basin, low level WC, half tiling to the walls, vinyl flooring and a heated towel rail.

Bedroom Three

11' 10" Max x 10' 9" (3.61m Max x 3.28m)

Double bedroom with a window to the front aspect, built-in wardrobe, carpet and a radiator.

Bedroom Four

11' 10" x 9' 3" (3.61m x 2.82m)

Another double bedroom with a window to the front aspect, carpet and a radiator.

Family Bathroom

9' 10" x 7' 2" (3.00m x 2.18m)

With a window to the rear aspect and comprising of a bath with shower over, shower cubicle, pedestal wash hand basin, low level WC, half tiling to the walls, extractor fan, spotlights the ceiling and wood effect flooring.

General Description Outside

Front garden full of shrubs and planting, side driveway and double garage. Gated access to the rear garden.

Beautiful enclosed garden to the rear, mainly laid to lawn with a large paved patio area, perfect for outside dining and entertaining, Borders with some mature shrubs and trees with a pathway leading to the top of the garden providing a further private paved seating area and space for a hot tub.



view this property online williamhbrown.co.uk/Property/GST114266



welcome to

Caldicot Gardens, Grantham

- Detached Family House
- Immaculately Presented Spacious Accommodation
- Three Reception Rooms
- Four Bedrooms and Two En-Suites
- Double Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: E



Total floor area 167.8 m² (1,807 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.uk



£460,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114266



Property Ref:
GST114266 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk