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30 Garden Close, Grantham, NG31 9EF

£390,000 Freehold

- Detached Family House
- Popular Residential Location
- Lounge
- Wow Factor Living Kitchen
- Five Double Bedrooms

A great opportunity has arisen to purchase a spacious family house close to local amenities and the town centre. This property is well presented throughout and has recently been redecorated. Viewing is highly recommended to appreciate everything that this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Front door to Entrance hallway: Radiator, stairs to first floor, brand new hard wearing carpet, wall mounted digital thermostat heating control.

LOUNGE

11' 11" x 17' 6" (3.63m x 5.33m) Coal effect gas fire, cream surround back plate and hearth, TV point, radiator, window to front.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, ceramic floor tiles, inset ceiling spot lights.



KITCHEN/DINER

20' 5" x 14' 2" (6.22m x 4.32m) A fabulous light and airy room overlooking the rear garden. Perfect space for a family to sit and relax in.

Fitted wall mounted and floor standing cream cupboards including three deep pan drawers, complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space and plumbing for dishwasher, eye level double electric oven, five ring gas hob with extractor canopy over, integrated fridge/freezer, ceramic floor tiles, inset ceiling spotlights, brand new IDEAL gas central heating boiler, radiator, French doors opening to rear garden.



FIRST FLOOR LANDING

Radiator.

BEDROOM 2

11' 11" x 14' 1" (3.63m x 4.29m) TV Point, radiator, window to front.

BEDROOM 3

10' 6" x 11' 6" (3.2m x 3.51m) Radiator, window to rear.

BEDROOM 4

14' 2" MAX " x 8' 7" (4.32m x 2.62m) Radiator, window to rear.



BEDROOM 5/STUDY

8' 2" x 7' 2" (2.49m x 2.18m) Radiator, window to front.

FAMILY BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m) Panelled bath with mixer shower attachment, glass screen, pedestal wash hand basin, low level WC with concealed flush, white heated ladder towel rail, complimentary splash back tiling, ceramic floor tiles inset ceiling spotlights.

SECOND FLOOR LANDING

Radiator.

BEDROOM 1

11' 10" x 17' 6" (3.61m x 5.33m) Two built in double wardrobes, radiator, window to rear.



ENSUITE

10' 11" x 8' 2" (3.33m x 2.49m) Large shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, white heated ladder towel rail, ceramic floor tiles, inset ceiling spotlights, extractor fan.

EXTERNALLY

The front of this house is open plan. A driveway to one side provides off road parking for at least 3 cars and leads to a single garage with an up and over door. A side gate gains access to the fully enclosed rear garden. This benefits from a paved patio. At the moment there is a timber fence that separates the patio from a large area of soil. The seller will remove the fence and the soil will be seeded with grass.

DIRECTIONS

From Boume follow the A52 into Grantham. What 3 words for the location of this property are: cats.mild.suffice

AGENTS NOTE

This property offers great size accommodation for a family and is being sold with no onward chain. It is situated opposite a small children's play area and close to Grantham town centre and all the local amenities including excellent schools. Please note that the seller will seed the rear garden shortly.



This is the floorplan for your property:



TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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