



Lodge Way, Grantham NG31 8DD

welcome to

Lodge Way, Grantham

'NO CHAIN' this spacious chalet style bungalow is located in a very popular location with a short walk to the town centre, schools and local amenities. Versatile spacious accommodation with fully accessible ground floor as well as first floor accommodation. Large driveway and garden to the rear.



Entrance

Entering the property to the front through a part-glazed door with a glazed side panel, into the entrance hall with door access into the kitchen/diner, lounge, bedroom and wetroom. Understairs cupboard, cloak storage and staircase rising to the first floor landing.

Lounge

14' 8" x 12' 7" (4.47m x 3.84m)

Light and spacious lounge having a feature fireplace with wood surround, marble effect hearth and inset fire. Wood flooring, radiator, access to the entrance hall, conservatory and French doors with side glazed panels leading out to the rear garden.

Kitchen/Diner

8' 10" x 20' 6" (2.69m x 6.25m)

Dual aspect kitchen with windows to the side and rear aspects. Comprising of a range of cream units to both the floor and eye level with dark marble effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, hob with extractor hood above, space for a washing machine, dishwasher and fridge freezer. Radiator, vinyl flooring, space for a dining table and door leading out to the rear garden.

Additional Reception Rm/Study

10' 7" x 11' 5" (3.23m x 3.48m)

Previously the garage this good size room provides French doors with side glazed panels to the front aspect, wood flooring, radiator, two windows to the side aspect and access to the conservatory.

Bedroom One

17' 5" x 9' 5" (5.31m x 2.87m)

With a window to the front aspect, fitted wardrobes, wood flooring, radiator and access through to additional reception Room/study.

Conservatory

13' 8" x 9' 4" (4.17m x 2.84m)

Built with a dwarf brick wall, solid roof, vinyl tile effect flooring, and French doors leading out to the rear garden.

Downstairs Wetroom

5' 7" x 6' 10" (1.70m x 2.08m)

With a window to the side aspect, the wetroom comprises of a shower, wash hand basin, electronic smart WC/bidet, heated towel rail, nonslip flooring and tiling to the walls.

First Floor Landing

The landing area features a storage cupboard and access through to the bedrooms and shower room.

Bedroom Two

13' 11" widest point x 11' 5" longest point (4.24m widest point x 3.48m longest point)

Dual aspect room with windows to both the rear and side aspects, fitted wardrobes, carpet, radiator and slight sloped ceiling.

Bedroom Three

13' 2" x 8' 9" (4.01m x 2.67m)

With a window to the rear aspect, built-in wardrobe/storage, carpet, radiator and slight sloped ceiling.

Shower Room

8' 2" x 7' 9" (2.49m x 2.36m)

With a window to the front aspect and comprising of a shower enclosure, wash hand basin, low level WC, wood effect flooring, radiator and sloped ceiling (restricted head height).

General Description Outside

Approaching the property to the front with a large paved driveway with room for three cars, gravel, hedging and some mature shrubs to the side. Gated access to the rear garden.

The rear garden features a paved patio area with an abundance of plants and shrubs. There is also a slatted area, a summer house and a shed, enclosed by fencing.



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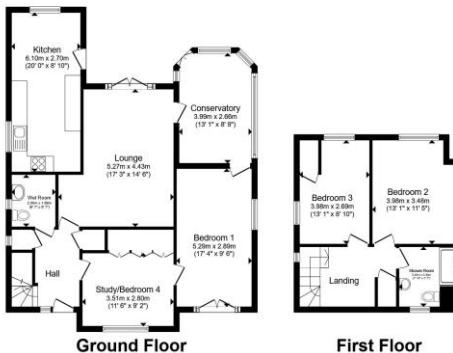
welcome to

Lodge Way, Grantham

- Detached Chalet Style Dormer Bungalow
- Spacious Throughout
- Fully Accessible Ground Floor
- Conservatory
- Large Paved Driveway and Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D



£325,000

Total floor area 129.6 m² (1,395 sq.ft.) approx. This floor plan is a computer generated illustration and 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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