

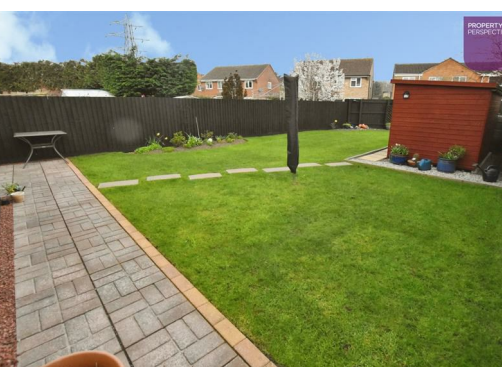


Sunningdale, Grantham, NG31 9PF

£275,000

Attractive three bedroom family home which provides a well maintained interior throughout and an additional conservatory and converted garage currently in use as an office. The accommodation is arranged across two floors and briefly includes entrance porch, living room, dining room, kitchen area and conservatory. The first floor has an en suite to the main bedroom, main bathroom and two further good sized bedrooms. The rear gardens have been landscaped and well maintained and there is driveway parking to the front of the property.

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities. Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away. The mainline train station in the town centre takes you to London Kings Cross in 70 minutes.



33 Sunningdale, Grantham, NG31 9PF

ENTRANCE PORCH

Access to Living room

LIVING ROOM 16'0" x 11'5" (4.9 x 3.5)

Double glazed window carpet flooring

DINING ROOM 9'2" x 8'10" (2.8 x 2.7)

Double glazed doors, carpet flooring

KITCHEN AREA 9'10" x 9'6" (3.0 x 2.9)

Double glazed window, matching wall and base units, integrated and free standing appliances

CONSERVATORY 13'9" x 10'2" (4.2 x 3.1)

Double glazed , brick built with access to gardens

FIRST FLOOR LANDING

MAIN BEDROOM 11'1" x 9'10" (3.4 x 3.0)

Double glazed window, carpet flooring

EN SUITE bedroom (bedroom)

Sower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 10'9" x 9'6" (3.3 x 2.9)

Double glazed window, carpet flooring

BEDROOM 9'10" x 6'10" (3.0 x 2.1)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite

REAR GARDENS

Good degrees of privacy, laid to lawn, landscaped areas

CONVERTED GARAGE 16'4" x 7'10" (5.0 x 2.4)

Currently in use as office, double glazed doors and window





