



**St. Mellion Drive, Grantham NG31 9FB**

**welcome to**

**St. Mellion Drive, Grantham**

\*GUIDE PRICE £240,000 - £250,000\* - Perfect family house in the Sunningdale area, close to some local amenities. Well presented throughout and located on a corner plot with spacious accommodation having three bedrooms, driveway, garage and gardens. Call us now to view on 01476 566363.



### **Entrance Hall**

Entering the property to the front through a part-glazed door into the entrance with wood effect flooring, radiator, access into the cloakroom, lounge and kitchen diner and staircase to the first floor landing.

### **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC, wood effect flooring and a radiator.

### **Lounge**

17' 4" x 10' 4" ( 5.28m x 3.15m )

Lovely dual aspect room with a window to the front aspect, carpet, coving to the ceiling, radiator and patio doors leading out to the garden.

### **Kitchen Diner**

17' 1" x 9' 7" ( 5.21m x 2.92m )

Another dual aspect room with a window to both the front and rear aspects, having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated oven, gas hob with extractor hood above and dishwasher. Space for a fridge freezer, radiator, coving to the ceiling, tiled flooring and a radiator. Plenty of space for a dining table.

### **Utility Room**

5' 11" x 5' 9" ( 1.80m x 1.75m )

Having a range of wood effect units with worktops over, stainless steel sink, drainer and partial tiling to the walls. Wall mounted boiler, space for a washing machine, tiled flooring and door leading out the to the rear garden.

### **First Floor Landing**

Carpet, storage cupboard and access into the bedrooms and family bathroom.

### **Bedroom One**

10' 8" Excl door recess x 10' 8" ( 3.25m Excl door recess x 3.25m )

With a window to the front aspect, built-in wardrobe, carpet, radiator and access into the en-suite.

### **En-Suite Shower Room**

With a window to the front aspect and comprising of a shower cubicle, wash hand basin, low level WC, storage cupboard, radiator and tiling to both the walls and floor.

### **Bedroom Two**

10' 8" x 10' ( 3.25m x 3.05m )

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

### **Bedroom Three**

7' 4" x 6' 9" ( 2.24m x 2.06m )

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

### **Family Bathroom**

7' 1" x 6' 1" ( 2.16m x 1.85m )

With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, wood effect flooring, heated towel rail toilet, and tiling to the walls.

### **General Description Outside**

Approaching the property with hedging and small frontage. Driveway to the side leading to a single garage. Gated access to the rear garden. The rear garden features a mixture of feature paved areas with pergola and gravel, lawn and plenty of mature planting. Door access into the garage.

Single garage with an up and over door, power and lighting.



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## St. Mellion Drive, Grantham

- Semi-Detached Family House
- Lounge, Dining Kitchen with Utility
- Three Bedrooms, Master with an En-Suite
- Driveway, Garage & Gardens
- Corner Plot Location

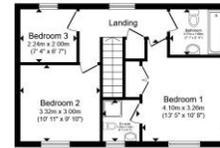
Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£240,000 - £250,000**



Ground Floor



First Floor



Garage

Total floor area 95.6 m<sup>2</sup> (1,029 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](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property



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Property Ref:  
GST113986 - 0004

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william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)