



**Connells**

Roystone Gorse Rise  
Grantham



## Property Description

Connells are pleased to offer this three bedroom with a large driveway and garage, Situated in a sought-after residential area is not to be missed.

The property comprises of entrance hall, kitchen / diner, lounge, shower room, double bedroom and the conservatory.

Upstairs, the landing leads to two double bedrooms and a stylish family bathroom.

Externally, The ample front garden is enclosed with double wooden gates lending itself to accommodate several cars. The large back garden is a great entertaining space with a outside tap, power and lights, great for outdoors working from home in the summer.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today 01476590050

## Ground Floor

### Entrance Hall

With doors leading to the kitchen, lounge, shower room, inner hallway and bedroom one. Laminate flooring and a radiator.

### Kitchen

17' 9" x 9' 3" ( 5.41m x 2.82m )

With a double glazed window to the front, doors leading to the entrance hall and the

porch. Range of wall and base units, integrated fridge, dishwasher, microwave and electric oven, gas hob with extractor fan above. Tiled laminate flooring.

### Shower Room

8' x 6' 1" ( 2.44m x 1.85m )

With a double glazed window to the front, w.c, wash hand basin with storage, shower cubicle, tiles to the floor and walls, spot lights to the ceiling.

### Lounge

16' 11" x 12' 7" ( 5.16m x 3.84m )

With a double glazed window to the rear, radiator, wood laminate flooring. doors leading in to the sun room and the entrance hall.

### Bedroom One

12' 7" x 12' ( 3.84m x 3.66m )

Double bedroom, double glazed window to the rear, carpet, fitted wardrobes, radiator, spot lights to the ceiling.

### Conservatory

17' 9" x 7' 1" ( 5.41m x 2.16m )

With windows to the rear and door leading to the rear garden and the lounge.

### Inner Hall

12' 3" x 8' 5" ( 3.73m x 2.57m )

With a window to the front, radiator, spot lights to the ceiling, stairs leading to the first floor.

## First Floor

### Landing

With doors leading to the bathroom and two double bedrooms.

### Bathroom

7' x 5' 2" ( 2.13m x 1.57m )

With a window to the front, w.c, wash hand basin, radiator, tiles to the walls and floor, bath with shower above.

### Bedroom Two

15' 2" x 10' 4" ( 4.62m x 3.15m )

Double bedroom, double glazed window to the rear, radiator, carpet, spot lights to the ceiling, door leading to storage.

### Bedroom Three

13' 10" x 10' 4" ( 4.22m x 3.15m )

Double bedroom, double glazed window to the rear, carpet, radiator.

### Outside

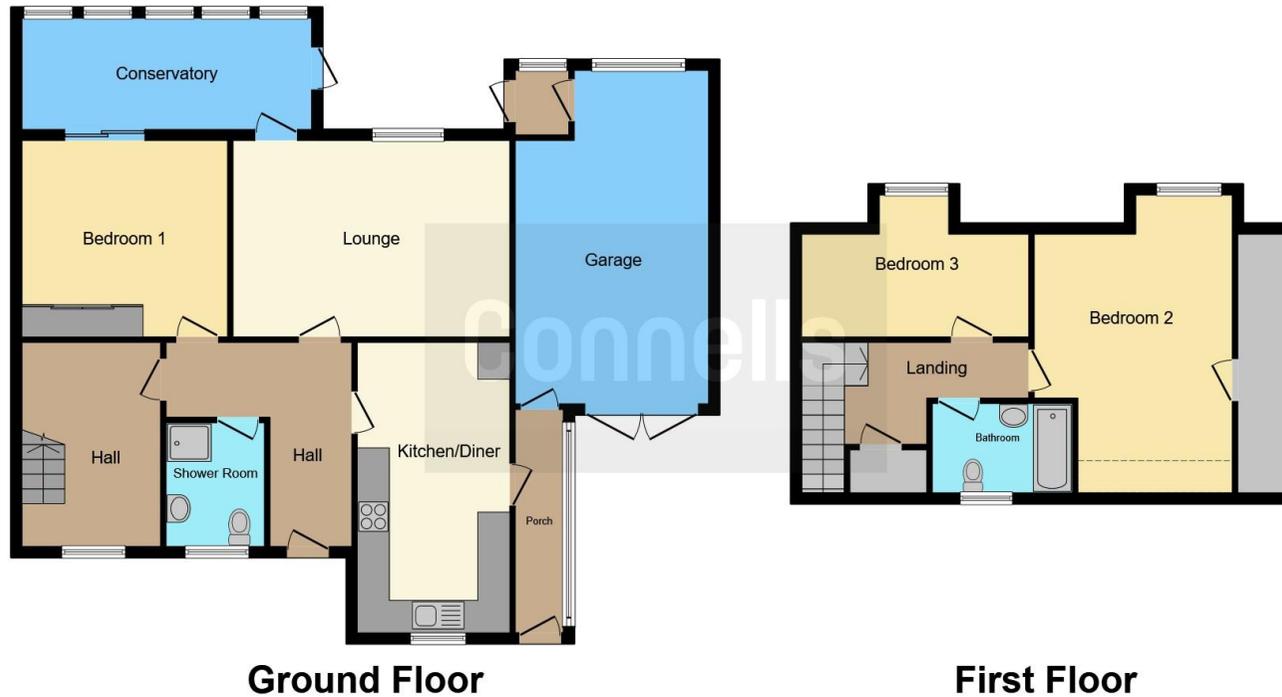
### Garage

20' 6" x 10' 11" ( 6.25m x 3.33m )









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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