1 Caldicot Gardens, Grantham, Lincolnshire, NG31 8WR

£295,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Three Storey Semi-Detached Home
- Ensuite & Bathroom
- Study
- Westerly Facing Landscaped Garden
- Up to 4 Bedrooms
- Ground Floor Cloakroom
- Superb Open Plan Living Kitchen
- Good Level of Off Road Parking & Garage

We have pleasure in offering to the market this immaculately presented contemporary semi-detached home which offers a versatile level of accommodation over three floors, approaching 1,200 sq ft and originally completed by David Wilson Homes back in 201 but has been exceptionally well maintained and beautifully presented with contemporary decoration.

The property benefits from UPVC double glazing and gas central heating, and offers up to 4 bedrooms, with the ability to utilise a first floor reception area as the additional 4th bedroom if required. The layout currently offers 3 bedrooms over two floors, with both ensuite facilities and a separate family bathroom. To the ground floor is a useful study perfect for todays way of home working, ground floor cloakroom, and stunning open plan living dining kitchen fitted with a generous range of units and integrated appliances and large enough to accommodate both living and dining space which leads out into the landscaped enclosed westerly facing rear garden.

In addition the property offers a good level of off road parking, and over sized garage, all positioned within this now established popular development.

Overall viewing comes highly recommended to appreciate the location and accommodation on offer.

GRANTHAM

The historic market town of Grantham offers a wide range of amenities including restaurants and cafes, shops and leisure facilities as well as highly regarded schools including the King's School (KGGS) and High School for Girls. In addition Grantham offers excellent road links via the A1 and A52 but also high speed rail link to London King's Cross in just over an hour.

COMPOSITE WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT ABOVE LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

12'4 x 3'5 (6'11 max into stairwell) (3.76m x 1.04m (2.11m max into stairwell))
A pleasant initial entrance vestibule, having a good level of storage with built-in laundry/utility cupboard which houses plumbing for washing machine with work surface over, wall mounted gas central heating boiler and consumer unit.

Further doors leading to;

STUDY

7'8 x 6'4 (2.34m x 1.93m)
A really useful space ideal for todays way of home working, having central heating radiator, built in cupboard and double glazed window to the front.

GROUND FLOOR CLOAKROOM

4'11 x 3'2 (1.50m x 0.97m)
Having a contemporary two piece white suite comprising of close coupled WC, pedestal wash hand basin with chrome mixer tap, central heating radiator, double glazed window to the side.

OPEN PLAN LIVING DINING KITCHEN

19'5 (plus 4'2 for bay) x 13'7 (5.92m (plus 1.27m for bay) x 4.14m)
A fantastic well proportioned open plan everyday living/entertaining space comprising of an initial tastefully appointed;

KITCHEN

Fitted with a generous range of contemporary gloss fronted wall, base and drawer units with chrome fittings, under unit lighting, L-shape configuration of laminate work surfaces with inset stainless steel sink and drainer unit with chrome swan neck mixer tap, integrated appliances including stainless steel finish four ring gas hob with glass splashback and chimney hood over, built-in double oven, fridge freezer, under counter dishwasher, under stairs storage cupboard, central heating radiator.

Being open plan to the;

LIVING/DINING AREA

Large enough to accommodate both living and dining space, having central heating radiator, attractive walk-in double glazed bay window to the rear and French doors leading out into the westerly facing landscaped rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL, A TURNING SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having central heating radiator.

Further doors leading to;

SITTING ROOM

13'7 x 11'0 (4.14m x 3.35m)
A versatile reception designed as a first floor reception, but alternatively would make a fourth double bedroom, having central heating radiator, two double glazed windows.

BEDROOM
13'9 x 9'10 max (4.19m x 3.00m max)
A well proportioned L-shaped double bedroom with aspect to the front, built-in wardrobes, central heating radiator, two double glazed windows.

BATHROOM
6'10 x 5'10 (2.08m x 1.78m)
Having a contemporary three piece white suite comprising of panelled bath with chrome mixer tap, wall mounted shower mixer with independent handset over, glass screen, close coupled WC, pedestal wash hand basin with chrome taps, contemporary towel radiator, inset downlighters to the ceiling.

FROM THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

SECOND FLOOR
Having spindle balustrade, airing cupboard which houses the pressurised hot water system, access to loft space.

Further doors leading to;

BEDROOM
13'9 x 9'11 (4.19m x 3.02m)
A double bedroom having built-in wardrobes, central heating radiator, two double glazed windows to the front.

BEDROOM
11'11 excluding wardrobes x 9'11 (3.63m excluding wardrobes x 3.02m)
A well proportioned double bedroom having a westerly aspect to the rear, fitted with a range of contemporary integrated wardrobes, central heating radiator, two double glazed windows.

JACK N JILL SHOWER ROOM
6'11 x 6'0 (2.11m x 1.83m)
An L-shaped room fitted with a contemporary suite comprising of large double width shower enclosure with chrome mixer tap and independent handset over, glass sliding screen, close coupled WC, pedestal wash hand basin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling, secondary door returning to the main landing.

EXTERIOR
The property occupies a pleasant manageable landscaped plot within this now established development, set back from the close behind a low maintenance frontage with steps leading up to the front door. A driveway to the side of the property provides an ample level of off road parking and leads to an over sized single garage.

GARAGE
21'4 x 10'5 (6.50m x 3.18m)
Having useful storage in the eaves, power and light, courtesy door to the side.

REAR GARDEN
A westerly enclosed garden landscaped for low maintenance living, with artificial grass and gravelled perimeter borders, and a paved terrace linking back into the living area of the kitchen.

COUNCIL TAX BAND
South Kesteven - C

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
Please note that the service charge for the communal areas is currently £56.73 payable every six months (total annual charge £113.46)

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

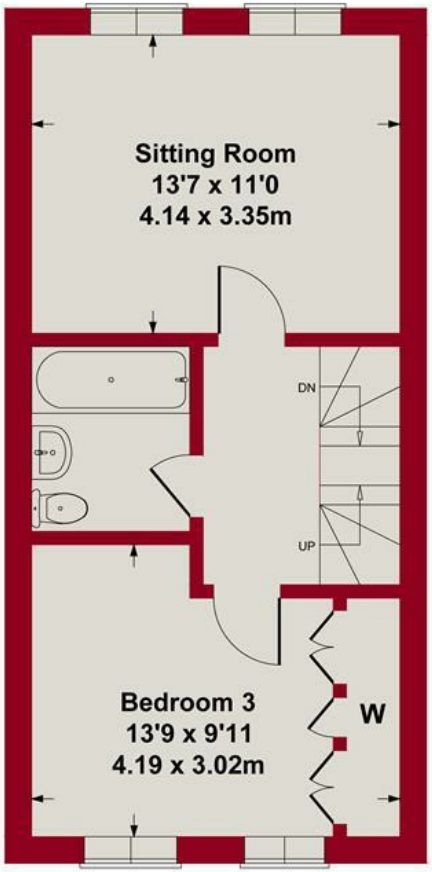
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

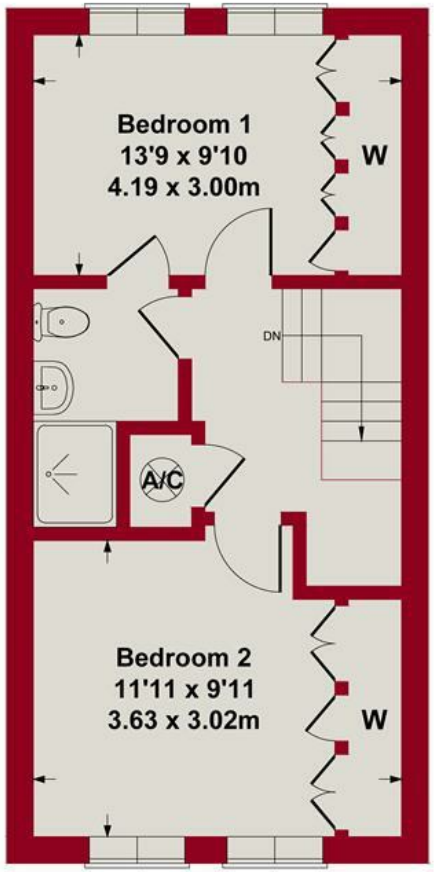
CASEY
ANTHONY

Approximate Gross Internal Area
1227 sq ft - 114 sq m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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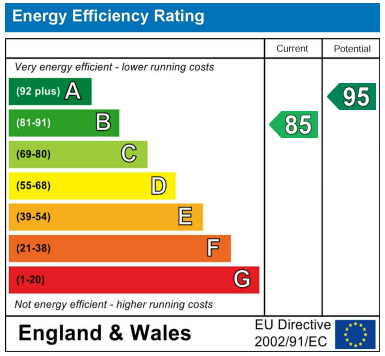
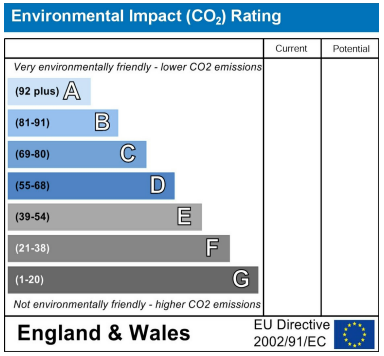
RICHARD WATKINSON PARTNERS





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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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