



Manchester Way, Grantham



- Detached Bungalow
- Conservatory
- Popular Barrowby Gate Area
- Two Bedrooms
- Some Scope for Improvement
- Shower Room/WC
- Freehold
- EPC rating D



A modern DETACHED BUNGALOW situated in a pleasant part of the popular BARROWBY GATE area. The property provides comfortable TWO BEDROOMED accommodation together with driveway parking, a brick built GARAGE and west facing rear garden.

Recently redecorated and offered for sale with vacant possession and NO ONWARD CHAIN. Entrance hall, kitchen, living room, conservatory, two bedrooms and a shower room/WC. Early viewing recommended.

ACCOMMODATION

ENTRANCE HALL

Having double glazed entrance door from side elevation, built-in cloaks cupboard and separate linen cupboard with electric heating element, central heating thermostat and loft hatch to roof space.

KITCHEN

2.2m x 2.81m (7'2" x 9'2")

Fitted with a range of modern units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, oven, hob and extractor hood, tiled splashbacks, tiled floor, uPVC double glazed window to rear and wall mounted gas fired combination boiler.



LIVING ROOM

3.15m x 5.21m (10'4" x 17'1")

A spacious living room with uPVC double glazed sliding patio door to the conservatory, feature brick fireplace with quarry tiled hearth and fitted gas fire, coving, two radiators and new fitted carpet.

CONSERVATORY

2.4m x 2.79m (7'11" x 9'2")

Of brick and uPVC construction, quarry tiled windowsills and uPVC double glazed French doors to the garden.

BEDROOM 1

2.6m x 3.99m (8'6" x 13'1")

Having uPVC double glazed window to the front elevation, a range of fitted wardrobes, drawers and top cupboards and radiator.

BEDROOM 2

2.84m x 3.1m (9'4" x 10'2")

Having uPVC double glazed window to the front aspect, fitted wardrobes and drawers and radiator.

SHOWER ROOM/WC

1.86m x 2.18m (6'1" x 7'2")

Containing a white suite comprising shower cubicle with Heatstore electric shower within, wash basin with cupboard below and low level WC., tiled floor, heated towel rail, fully tiled walls, mirror and uPVC obscure double glazed window to the side aspect.

OUTSIDE

The property stands behind an open-plan front garden which is laid to lawn with shrubs and a tarmac driveway provides ample parking space. The rear garden is west facing and includes a paved patio and lawns.

GARAGE

2.9m x 5.3m (9'6" x 17'5")

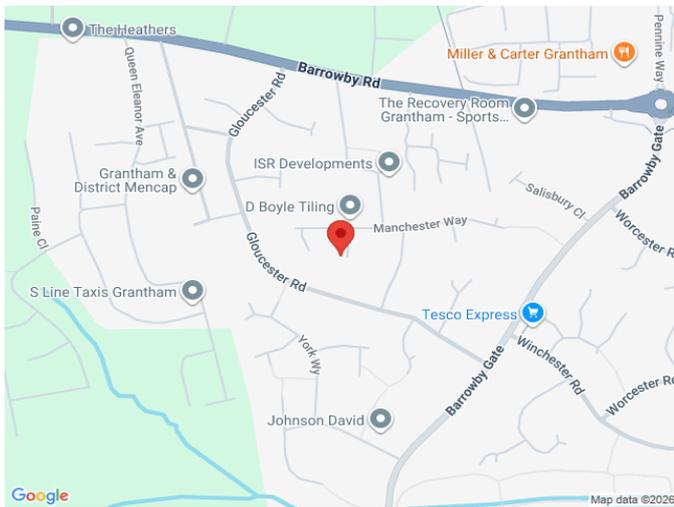
A brick garage with up-and-over door, light and power and a workbench.

SERVICES

Mains water, gas, electricity and drainage are connected.

Floorplan

GROUND FLOOR



Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk