



Connells

Kedleston Road
Grantham



Property Description

Connells are delighted to bring to the market this four bedroom detached house in a sought after location is not to be missed!

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, perfect for relaxing and entertaining. A separate dining room provides an excellent setting for family meals, while the well-appointed kitchen offers ample storage and workspace with convenient access to the rear. A downstairs WC completes the ground floor layout.

Upstairs, the property boasts four good-sized bedrooms, including a principal bedroom with an en-suite and three further versatile rooms ideal for children, guests, or home office use. A family bathroom serves the first floor, ensuring practicality for busy households.

Externally, the property benefits from a separate garage, providing additional storage space.

Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.

This home is being sold with no chain.

Ground Floor

Entrance Hall

Wood laminate flooring and a radiator.

Downstairs W.C

With a double glazed window to the front, radiator, wash hand basin, WC and tiled flooring.

Lounge

With a double glazed window to the front and side, wood laminate flooring and two radiators.

Dining Room

With a double glazed window to the front, patio doors leading to the rear garden, wood laminate flooring and a radiator.

Kitchen

With a double glazed window to the side, range of wall and base units, worktops, electric oven, gas hob, tiled flooring and a radiator.

Utility Room

With a double door leading to the rear, tiled flooring, sink, boiler, inbuilt cupboard and a radiator.

First Floor

Landing

With doors leading to four bedroom and the family bathroom, loft access, carpet and a large cupboard with a water tank.

Bedroom One

Double bedroom, double glazed window to the side, carpet and a radiator.

En-Suite

With a double glazed window to the side, tiled flooring, W.C, wash hand basin, shower and a radiator.

Bedroom Two

Double bedroom, double glazed window to the side, carpet and a radiator.

Bedroom Three

Double bedroom, double glazed window to the front, carpet and a radiator.

Bedroom Four

Single bedroom, double glazed window to the front, carpet and a radiator.

Bathroom

With a double glazed window to the front, tiled flooring, W.C, wash hand basin, bath and a

radiator.

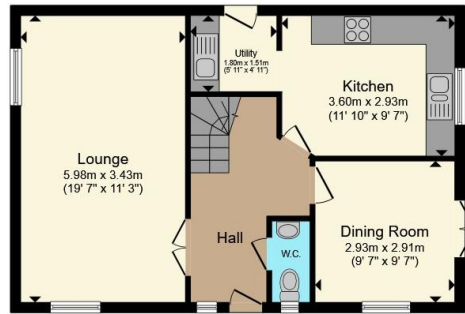
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

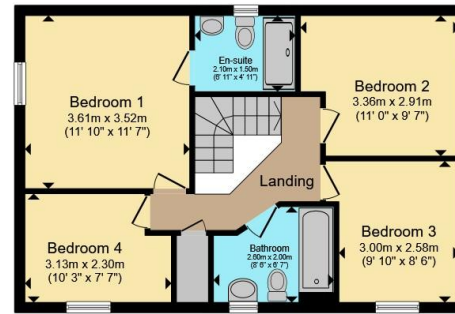




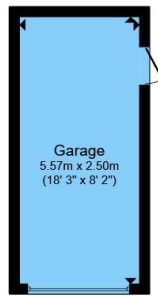




Ground Floor



First Floor



Garage

Total floor area 121.9 m² (1,312 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

Connells

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309478



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