



**Sunningdale, Grantham NG31 9PF**

**welcome to**

**Sunningdale, Grantham**

£275,000 ATTRACTIVE Three Bedroom Property | Double Glazed CONSERVATORY | CONVERTED GARAGE | Lounge | Dining Room| Kitchen Area | EN SUITE TO MAIN BEDROOM | Two Further Bedrooms | Main Bathroom | PRIVATE REAR GARDENS.



### **Entrance**

Entering the property through a part glazed door into the porch area with carpet and door leading to the lounge.

### **Lounge**

11' 6" x 15' 3" Into Bay ( 3.51m x 4.65m Into Bay )

Bay window to the front aspect, feature fireplace with surround and inset gas fire, radiator, carpet, coving to the ceiling, staircase rising to the first floor landing and an archway leading into the dining room.

### **Dining Room**

9' 4" x 8' 11" ( 2.84m x 2.72m )

Patio doors leading into conservatory, carpet, coving to the ceiling and a radiator.

### **Kitchen**

9' 11" x 8' 11" ( 3.02m x 2.72m )

With a window to the rear aspect and having a range of cream units to both floor and eye level with worktops over, cream sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, hob with extractor hood above. Wood effect flooring, wall mounted boiler, radiator and space for washing machine.

### **Conservatory**

14' x 9' 10" ( 4.27m x 3.00m )

Good sized conservatory built with a dwarf brick wall, windows, tiled floor and French doors leading out to the garden.

### **First Floor Landing**

Landing with a window to the side aspect, airing cupboard, hatch access to the loft and door access into the bedrooms and family bathroom.

### **Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

With a window to the rear aspect, carpet, coving to the ceiling, radiator and access into the en-suite.

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

With a window to the rear aspect and comprising of a shower cubicle with Mermaid boarding, vanity sink unit, low level WC, tiling to the walls, wood effect flooring and a heated towel rail.

### **Bedroom Two**

10' 9" x 9' 9" ( 3.28m x 2.97m )

With a window to the front aspect, laminate wood flooring, coving to the ceiling and a radiator.

### **Bedroom Three**

9' 8" x 7' 7" ( 2.95m x 2.31m )

With a window to the front aspect, carpet, coving to the ceiling and a radiator.

### **Family Bathroom**

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

### **Office Space**

A converted garage has been made into an office space with a front door and windows leading out onto the driveway. Wood effect laminate flooring and built in storage.

### **General Description Outside**

Open front with a double driveway, slate area to the side dotted with shrubs and fencing. Pathway leading to the rear garden. Beautifully presented rear garden, mainly laid with lawn, paved patio area, perfect for outside dining and entertaining, pathway leading to a shed and enclosed by fencing.



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# welcome to Sunningdale, Grantham

- Detached Family House
- Conservatory
- Converted Garage for Extra Room
- Three Bedrooms, En-Suite and Bathroom
- Gardens Front and Rear

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



Total floor area 101.7 m<sup>2</sup> (1,095 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 inspections. Powered by www.propertybox.co.uk



## £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114313 - 0002

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