



5 Killarney Close,  
Grantham. NG31 9GA



**£325,000**

- Detached Family Home
- Former Show Home
- Well Presented Throughout
- Open-plan Kitchen Diner
- 3 Spacious Bedrooms
- Bathroom & En Suite
- Popular Estate Location
- Generous Plot
- Detached Double Garage
- Freehold - Energy Rating C





Newton Fallowell are delighted to offer this Former Show home located on the ever popular Sunningdale development! This modern and well-presented detached family home benefits from three generous bedrooms, and a detached double garage! The property has significantly improved by the current owner, who has created a beautiful open-plan kitchen/dining space that is perfect for hosting. To the rear of the property is a open green space, that offers a great space for dog walking, as well as Belton Park Golf Club just a short walk away. The internal accommodation comprises the following: Entrance Hall, Cloakroom, Lounge, open-plan Kitchen/Diner, Three Bedrooms with one having an en-suite and a family Bathroom. To the front of the property is ample driveway space, and a detached double garage. The enclosed rear garden is mostly laid to lawn, but also boasts a patio seating area! Viewing highly advised to appreciate the quality of accommodation on offer!

## ACCOMMODATION

### ENTRANCE HALL

Having open porch canopy over the part glazed entrance door, radiator, laminate flooring and stairs rising to the first floor.

### CLOAKROOM

Having uPVC obscure double glazed window to the front aspect, wash basin with vanity storage beneath and concealed cistern WC., tiling to walls, radiator and tiled floor.







## LOUNGE

4.31m x 4.51m (14'1" x 14'10")

Having two uPVC double glazed windows to the front aspect and radiator.

## KITCHEN

2.36m x 4.1m (7'8" x 13'6")

With uPVC double glazed window to the rear aspect, half obscure double glazed door to the rear, a comprehensive range of base level cupboards and drawers with matching eye level units including glazed display cabinet, work surfacing with inset one and a half bowl sink and drainer with utility style tap over, inset Neff double electric oven, Neff induction hob with extractor over, Neff integrated fridge freezer, tiled flooring and tiled splashbacks.

## DINING ROOM

2.36m x 2.88m (7'8" x 9'5")

With uPVC double glazed patio doors to the rear garden, tiled floor and open to the kitchen.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side aspect and storage cupboard.

## BEDROOM ONE

3.96m x 2.65m (13'0" x 8'8")

With uPVC double glazed window to the front aspect, fitted wardrobe with sliding mirror doors and radiator.

## EN-SUITE

1.33m x 2.32m (4'5" x 7'7")

With uPVC obscure double glazed window to the front aspect, shower cubicle, pedestal wash basin and low level WC., shaver point, radiator, part tiled walls and laminate flooring.

## BEDROOM TWO

3.24m x 2.49m (10'7" x 8'2")

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

## BEDROOM THREE

2.28m x 2.43m (7'6" x 8'0")

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.



## FAMILY BATHROOM

2.08m x 2.3m (6'10" x 7'6")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with folding glazed shower screen and shower over, pedestal wash basin and low level WC., shaver point, part tiled walls heated towel rail and laminate floor.

## OUTSIDE

A tarmac driveway leads to the detached double garage and there is a low maintenance gravelled garden with mature shrubs. A pathway to the side leads to the rear where there is a patio seating area, gravelled area, lawned garden and laurel hedging and fencing to the boundaries.

## DOUBLE GARAGE

With twin up-and-over doors and door to the side.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From High Street continue on to Watgate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along, round the sharp bend onto Londonthorpe Lane, past Belton Park Golf Club and take the first right turn on to Berkshire Drive. Turn left into Killarney Close, bear left and the property is on the left close to an open green space.

## GRANTHAM

There is a local bus service available, with a bus stop to town close-by and also a convenience store and fish and chip shop on Sunningdale.





Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

### AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements.

All services and appliances have not and will not be tested.



## NOTE

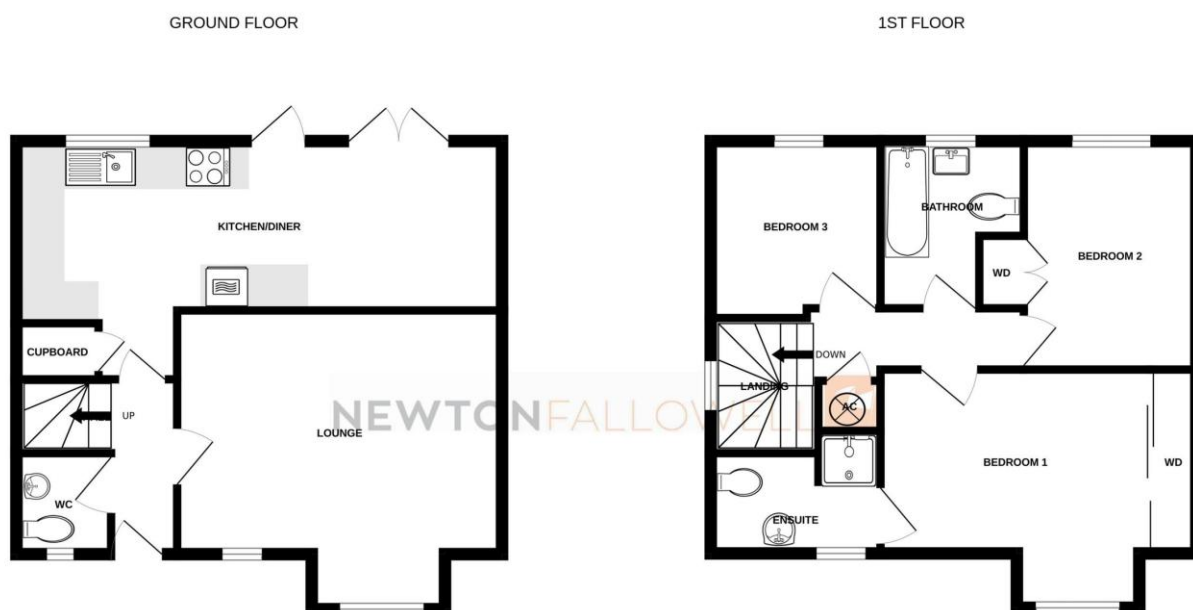
**Anti-Money Laundering Regulations** – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

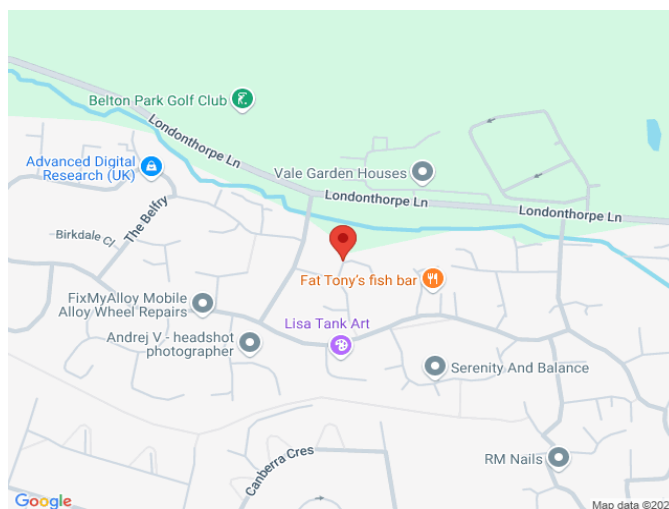
For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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