



Penrhyn Way, Grantham NG31 8XB

welcome to

Penrhyn Way, Grantham

GUIDE PRICE £280,000 - £290,000 - Lovely four bedroom townhouse presented to a good standard throughout and available to view now. With three bedrooms and study/bedroom four. Open plan living to the ground floor with French doors to the rear garden benefitting from a driveway and garage.



Entrance

Entrance door leading into the entrance hall, access to the downstairs cloakroom, stairs leading to the first floor, radiator and door leading to the open plan dining kitchen area, and further door leading to the study/bedroom four.

Cloakroom

This downstairs cloakroom has a low level WC, wash hand basin, radiator, and decorative tiled splashbacks, and a window to the front aspect.

Study/Bedroom Four

9' 2" x 5' 11" (2.79m x 1.80m)

With a window to the front aspect, carpeted flooring and radiator.

Dining Kitchen

20' x 12' 9" (6.10m x 3.89m)

This spacious, light open plan living/kitchen area has french doors leading out to the rear garden.

With radiator and wood effect flooring. The kitchen area has a range of cream coloured units at both floor and eye level with a built-in fridge freezer, plumbing for an automatic washing machine and dishwasher, built in electric oven, gas hob and extractor fan above. Stainless steel sink and drainer.

First Floor Landing

First floor landing with doors leading to the Lounge and Bedroom one. Radiator and staircase leading to the second floor.

Lounge

12' 9" x 11' 8" widest point (3.89m x 3.56m widest point)

With two windows to the front aspect, radiator and carpet flooring.

Bedroom One

12' 9" x 10' 7" (3.89m x 3.23m)

With two windows to the rear aspect, radiator and carpet flooring.

En-Suite Shower Room

En-suite shower room benefiting from a fitted shower cubicle, low level WC and pedestal wash hand basin, some decorative tiling to the walls, extractor fan, radiator and window to the side aspect.

Second Floor Landing

Second floor landing with doors leading to bedrooms two and three and the family bathroom.

Bedroom Two

12' 9" x 11' 4" (3.89m x 3.45m)

With window to the rear aspect, radiator and carpet flooring.

Bedroom Three

12' 9" x 10' 9" (3.89m x 3.28m)

With window to the front aspect, radiator and carpet flooring.

Family Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Comprising of bath with a shower over, low level WC, pedestal wash hand basin, partial tiling to the walls, vinyl floor and radiator, with a window to the side aspect.

General Description Outside

Small shrubs to the front of the house with side driveway for two cars leading to a garage. Gated access through to the rear garden.

The rear garden is mainly laid to lawn with a paved patio area ideal for outside dining and entertaining. Enclosed by fencing.

Single garage which has an up and over door, power and lighting.



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welcome to Penrhyn Way, Grantham

- Modern Three Storey Town House
- Presented to a Very Good Standard Throughout
- Open Plan Living to the Ground Floor
- Formal Lounge & Master Suite to the First Floor
- Study/Bedroom Four

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

guide price

£280,000 - £290,000



Total floor area 122.1 m² (1,315 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

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postcode not the actual property

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Property Ref:
GST113931 - 0002

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