



**Connells**  
connells.co.uk 01476 590 050  
**FOR SALE**

**Connells**

Northcliffe Road  
Grantham



## Property Description

Connells are pleased to bring to the market this detached four bedroom home in a popular area of Grantham.

Upon entering the property, you are welcomed by a central hallway providing access to a spacious lounge/diner, creating a superb open living and entertaining area with ample space for both relaxation and dining. Double doors lead through to a conservatory, which provides a pleasant additional sitting area overlooking the garden and filling the space with natural light.

The kitchen is positioned off the hall and offers a practical layout with space for appliances and plenty of storage. A useful ground floor W.C. adds further convenience for family living and guests. The property also benefits from a garage, ideal for storage, or potential conversion (subject to permissions).

Upstairs, the first floor landing leads to four well-sized bedrooms and a family bathroom.

Externally, To the front of the property there is a concrete driveway. To the rear there is a private enclosed garden, mainly laid to lawn, small patio area, well established trees and shrubs.

Viewing is highly recommended to fully appreciate this home.

This home is being sold with no onwards chain.

## Ground Floor

### Entrance Porch

With a window to the front, double glazed door to the side, carpet.

### Entrance Hall

With stairs rising to the first floor, doors leading to the kitchen, lounge/diner and the W.C. Understairs storage cupboard, radiator, carpet.

### Downstairs W.C

Double glazed window to the side, carpet, radiator, wash hand basin, W.C.

### Kitchen

Double glazed window to the front and side, range of wall and base units with worktop, lino flooring, radiator.

### Lounge / Diner

Double glazed window to the rear, patio doors leading to the conservatory, carpet, two radiators.

### Conservatory

Windows to all sides, patio doors leading to the rear garden, carpet, power/ electric.

## First Floor

### Landing

With doors leading to four bedrooms, bathroom and the airing cupboard, carpet, loft access.

### Bedroom One

Double bedroom, double glazed window to the rear, carpet, radiator, fitted wardrobe.

### Bedroom Two

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

### Bedroom Three

Double bedroom, double glazed window to the front, carpet, radiator, storage cupboard.

### Bedroom Four

Double glazed window to the rear, carpet, radiator.

### Bathroom

Double glazed window to the side, radiator, carpet, bath with shower over, W.C, wash hand basin.

### Outside

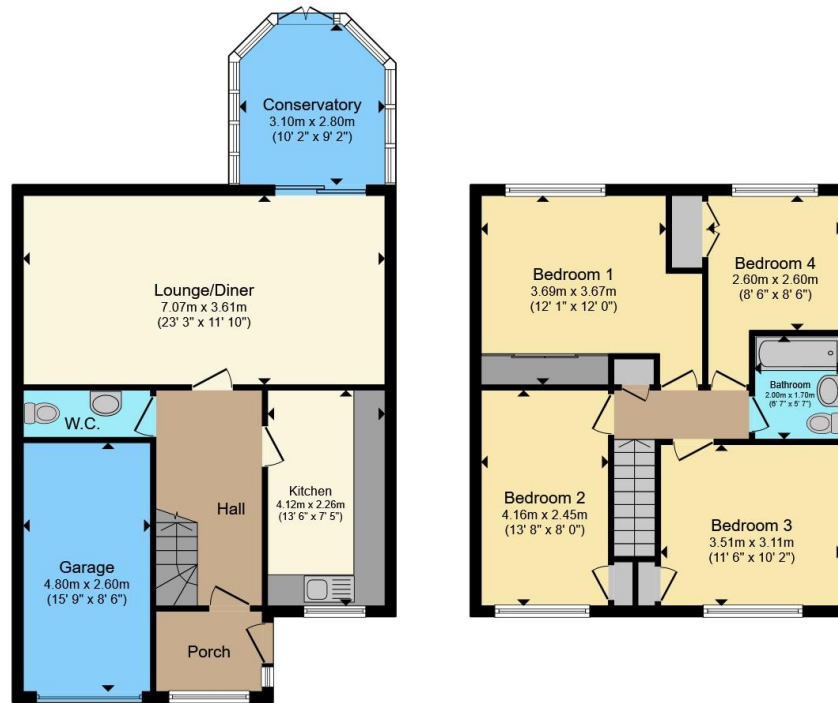
### Garage

Single garage, up and over door, power.









**Ground Floor**

**First Floor**

Total floor area 126.4 m<sup>2</sup> (1,360 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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