



Connells

Lincoln Close
Grantham

Lincoln Close Grantham NG31 8RQ

for sale offers in excess of
£260,000



Property Description

Connells are excited to present this impressive detached family home boasting a generous plot located on a quiet Cul de Sac position in the sought after Barrowby Gate area of Grantham. It has been modernised by the current occupiers to offer a high spec and finish throughout. To the ground floor you will find an Entrance Hallway, Lounge with Multi Fuel Burner, Dining Room, Conservatory, and Kitchen. To the first floor you will discover Three Bedrooms and Family Bathroom.

Outside, to the front, there is a double width drive and attached Single Garage with Recently fitted remote roll up door

Further benefits include a generous plot with front gardens, outside BBQ area with sheltering canopy and impressive enclosed rear gardens to be enjoyed with friends and family. Over the past few years, the property has had replacement low maintenance frontage, water goods, gas heating boiler, consumer unit, Karndean floor coverings, cavity wall insulation, loft insulation, old water tank and header tanks in loft have been removed and replaced with modern pressurised system.

Internal viewing is essential in order to fully appreciate the position, plot and specification this home offers. Call now to avoid disappointment

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools and a wealth of further amenities

Ground Floor

Entrance Hall

With stairs leading to the first floor, kardean flooring and a radiator.

Lounge

With a double glazed bay window to the front, radiator, kardean flooring, understairs cupboard, multi fuel stove with mantle over and a stone hearth.

Dining Room

With doors to the conservatory, kardean flooring and a radiator.

Conservatory

With double glazed windows overlooking the rear garden, french doors leading to the rear garden, kardean flooring and a radiator.

Kitchen

With a double glazed window to the rear, double glazed door to the side, kardean flooring, radiator, range of wall and base units with worktops, understairs storage cupboard, space for electric oven with extractor fan, plumbing for washing machine and a dishwasher.

First Floor

purchase does not go ahead.

Landing

With a double glazed window to the side, loft access, carpet to the floor, storage cupboard and doors leading to three bedrooms and the bathroom.

Bedroom One

Double bedroom, double glazed window to the front, radiator, built in wardrobe and laminate flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

With a double glazed window to the rear, W.C, wash hand basin, bath with shower over and a towel radiator.

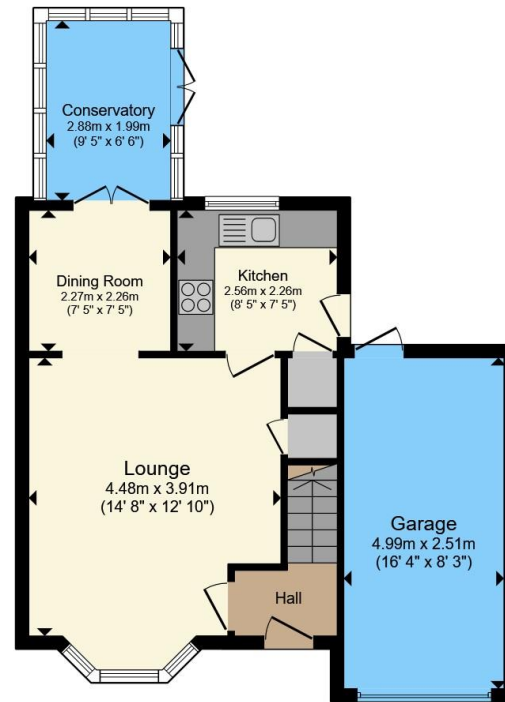
Agent Note

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

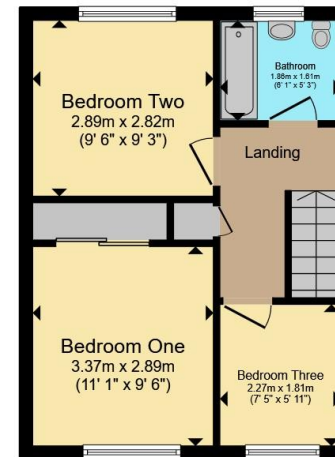








Ground Floor



First Floor

Total floor area 88.1 m² (949 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309600



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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