



**Bamburgh Close, Grantham NG31 8UL**



**welcome to**

**Bamburgh Close, Grantham**

\*GUIDE PRICE of £229,000\* - Lovely modern semi-detached family house in a sought after location. Well presented throughout which includes a kitchen/diner with French doors leading to the garden, lounge, three bedrooms, one with an en-suite and family bathroom, enclosed garden to the rear.



### Entrance

Entering the property through a part glazed uPVC door into the entrance hall with a radiator, staircase leading to the first floor landing, and doors leading to the downstairs cloakroom, kitchen/diner and lounge.

### Downstairs Cloakroom

With a window to the rear aspect, and comprising of a two piece suite including a pedestal wash hand basin and low level WC, there is partial tiling to the walls, a radiator.

### Lounge

15' 5" x 10' 2" ( 4.70m x 3.10m )

This generous family lounge offers a wealth of light, with a window to both front and rear aspects, a radiator, carpet, TV point and telephone point.

### Kitchen/diner

15' 5" x 9' 7" min ( 4.70m x 2.92m min )

Boasting a range of units at both floor and eye level with worktops over, inset stainless steel sink unit with single drainer and mixer tap. Built in electric oven and 4-ring gas hob with extractor hood above.

Integral fridge-freezer, with further plumbing for automatic washing machine. Wall mounted gas fired boiler and window to the front aspect.

The dining area provides space for a dining suite, with French doors opening to the rear garden, two radiators and spotlights to the ceiling.

### First Floor Landing

Staggered staircase to the first floor landing, with door to the airing cupboard, and doors leading through to the bedrooms and family bathroom.

### Master Bedroom

11' 2" x 10' 4" ( 3.40m x 3.15m )

This double master bedroom has a fitted wardrobe to one wall, window to the side aspect and door leading through to the en-suite.

### En-Suite

Three piece modern suite comprising of shower cubicle, pedestal wash hand basin and low level WC. a radiator, spotlights to ceiling, extractor fan and obscure window to the rear aspect.

### Bedroom Two

11' 11" x 7' 7" ( 3.63m x 2.31m )

This double bedroom has a window to the rear aspect, and a radiator.

### Bedroom Three

10' 9" x 7' 6" irregular shape ( 3.28m x 2.29m irregular shape )

This irregular shaped room is a good size third bedroom with a window to the front aspect, and a radiator.

### Family Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low level WC. There is a radiator, extractor fan, part tiling to the walls and obscure window to the rear aspect.

### General Description Outside

Approaching the property, there is access via a shared driveway and providing off road parking for several vehicles. There is a small lawned area with some mature shrubs and pathway leading to the front door.

To the rear, the garden is fully enclosed by fencing, mainly laid to lawn and with a patio area ideal for outdoor dining.



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## Bamburgh Close, Grantham

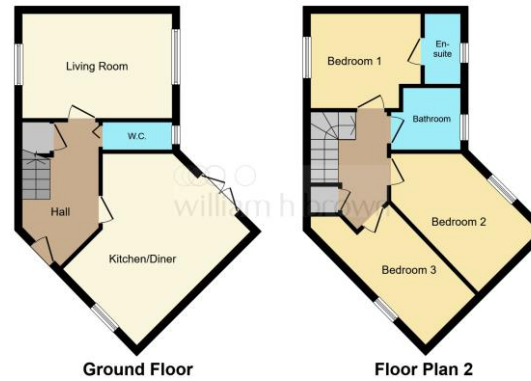
- Modern, Three Bedroom, Semi-Detached House
- Lounge and Kitchen/Diner with French Doors to the Garden
- En-suite to the Master and Family Bathroom
- Off Road Parking for Several Vehicles
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£229,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:

GST111876 - 0011

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