



**North Parade, Grantham NG31 8AT**



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**North Parade, Grantham**

Guide Price £385,000 - £400,000 - Bonus SAUNA/EXTERNAL ANNEXE to the rear. SPACIOUS ACCOMMODATION throughout, if you are LOOKING FOR A HOME, then look no further. With 4 good size bedrooms and 4 reception rooms, lots of outdoor space with beautiful garden. VIEWING ESSENTIAL



### Entrance

With a canopy over the front door, part glazed door leading into the spacious entrance hall, with solid oak flooring, picture rails to the walls, coving and spotlights to the ceiling. Built in storage/drawer units under the stairs.

### Lounge

11' 8" x 15' 4" ( 3.56m x 4.67m )

With feature Adamstyle fireplace, with inset gas fire, marble inset and hearth. Radiator to one wall, window to the front aspect, and glazed double doors leading into the formal dining room. Coving to the ceiling.

### Dining Room

11' 8" x 10' 8" ( 3.56m x 3.25m )

This generous size family dining room has coving to the ceiling, radiator to one wall. Sliding patio doors leading into the conservatory, Feature hatch access to the kitchen.

### Family Room/office

7' 5" x 13' 1" ( 2.26m x 3.99m )

This additional reception room is ideal to be used as a family room, snug or office area. With a window to the front aspect, radiator to one wall, coving to the ceiling and door leading into the breakfast kitchen.

### Breakfast Kitchen

14' 4" x 12' 8" ( 4.37m x 3.86m )

Boasting lots of storage space, with a good range of woodgrain units at both floor and eye level. With a one and half sink unit, single drainer and mixer tap over. Newly fitted white high gloss subway tiled splashbacks. Built in fitted Kitchner 90 range stove, with 5 ring gas hob and electric stove and warming drawer. Shaped worktop for a breakfast bar, solid oak flooring. Feature lighting to the skirting and the under cupboard pelmets. Window to the rear aspect, and door leading into the utility room.

### Utility Room

8' 8" x 5' 6" ( 2.64m x 1.68m )

Having a range of units at floor level with worksurface over, Stainless steel sink unit with single drainer to the side. Plumbing for an automatic washing machine, Plumbing for an American fridge freezer, ceramic tiled floor, radiator and door leading into the garage. Second door way leading into the cloak room, window to the rear aspect, and further door way leading into the conservatory.

### Downstairs Cloakroom

With low level wc, wash hand basin, radiator and wall mounted ideal boiler. Ceramic tiled floor and window to the rear aspect.

### Conservatory

19' 7" x 9' 5" ( 5.97m x 2.87m )

This beautiful size conservatory which runs along with width of the back of the house, is a superb addition for a fourth reception room with views over the garden. Having a ceramic tiled floor, exposed brick wall features, radiator, and air conditioning unit for the summer time. With sliding patio doors leading out into the garden. Note the conservatory has had a new roof approx 4 years ago.

### First Floor Landing

Spacious landing area with a hatch access to the loft. The vendor advises that there is a loft ladder and boarding down the centre of the loft area, and that the loft has power and lighting connected. With coving to the ceiling and a radiator.

### Master Bedroom

15' x 13' 4" ( 4.57m x 4.06m )

This generous size master bedroom offers plenty of space within the room, together with fitted in bedroom units comprising of 3 double and two single wardrobes and cupboards over the bed. Window to the front aspect, radiator to one wall and door leading to the ensuite shower room. Also to include a fitted fan light and coving to the ceiling.

### Ensuite Shower Room

11' 1" x 5' 2" ( 3.38m x 1.57m )

This room has been extended and new fitted with a semi-circular shower cubicle fitting with waterfall shower head. Built in vanity sink unit with cupboards beneath. Low level wc, electric towel rail and second heated towel rail, and soft vinyl flooring. Fitted in dresser unit with fitted mirror and spotlights. This ensuite shower room has been fully tiled.

### Bedroom Two

9' 8" x 13' 1" ( 2.95m x 3.99m )

This good size double bedroom has a window to the rear aspect, and a radiator to one wall.

### Bedroom Three

8' 8" x 11' 4" ( 2.64m x 3.45m )

A further good size double bedroom with fitted wardrobes to one wall and sliding mirrored doors. Window to the rear aspect over looking the gardens, and radiator to one wall.

### Bedroom Four

7' 2" x 9' 5" ( 2.18m x 2.87m )

This very good size fourth bedroom has a window to the rear overlooking the gardens, and a radiator to one wall.

### Family Bathroom

5' 2" x 8' 8" ( 1.57m x 2.64m )

Boasting a bath with a Mira shower over, low level wc, pedestal wash hand basin, par tiling to the walls, radiator, and window to the side aspect.

### Description Outside

To the front of the property there is a block paved driveway providing parking for approx 4 - 6 cars and leading to the single garage. To the front there is a low level dwarf wall, and then a spacious frontage, creating enough space for a turning area if required.

Garage - With up and over door, power and lighting,. This good size garage has space to the rear for appliances, light and electricity points. New consumer unit to one wall, (note the property is fitted with smart meters).

Rear garden : With gated access to both sides of the property leading to the rear garden.

There is a large decked area ideal for outside dining. The majority of the garden is mainly laid to lawn, ideal for a family, with surrounding mature shrubs and borders, There is a water tap and a water butt.

Workshop with double doors, which has power and is alarmed. (8' 5 x 12' 1)

Large Log Cabin (20' 7 x 11' 8) - currently being used as a gym and includes a built in sauna for 6 - 8 people. This cabin is fully insulated, with power and lighting and an additional air conditioning unit for heat and cold support for use all year round. This super size log cabin is very versatile and could be used as an outside working centre for a home worker. A teenage annexe, or a great entertainment's room for all year use.

Second log cabin, currently houses the hot tub, (avail by sep negotiation) with a fitted infrared heater unit.

The garden area - mainly laid to lawn and with an extended part of the garden which has been rented from Network rail for over 18 years, and is a continuing arrangement available to all new owners. The garden has an extended family area, with play area with bark ground covering, a range of fruit trees consisting of pear, plums, damsons, black currants to name but a few. The garden is fully enclosed.



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## North Parade, Grantham

- Generous size detached family home
- Lounge, Dining Room, Family Room and Large Conservatory
- Breakfast kitchen, Utility room and downstairs cloakroom
- Great size garden ideal for a family
- Super size Log cabin in the garden with a built in sauna

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£385,000 - £400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112074 - 0009

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