



**Scarsdale Way, Grantham NG31 7FY**



**welcome to**

**Scarsdale Way, Grantham**

\*GUIDE PRICE £400,000 - £425,000\* - Stunning detached family house with spacious accommodation over three floors. 'Move in ready' home, benefitting from five bedrooms, breakfast kitchen, off-road parking and garden to the rear. Call us on 01476 566363 to arrange your viewing.



### **Entrance Hall**

Entering the property to the front through a part glazed door into the entrance with Karndean flooring, radiator, staircase to the first floor landing, and access in to the lounge, dining room, cloakroom and breakfast kitchen.

### **Downstairs Cloakroom**

With a window to the front aspect, wash hand basin, low level WC, radiator and Karndean flooring.

### **Lounge**

20' 6" x 11' 4" ( 6.25m x 3.45m )

Lovely sized living room with a window to the front aspect, Karndean flooring, two radiators, coving to the ceiling and French doors leading out to the rear gardens.

### **Dining Room**

11' 3" x 8' 11" ( 3.43m x 2.72m )

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

### **Breakfast Kitchen**

13' 11" x 20' 11" ( 4.24m x 6.38m )

Lovely dual aspect room with windows to both the side and rear aspects and having a range of cream units to both the floor and eye level with dark worktops over, stainless steel sink, drainer, mixer tap with decorative tile splashbacks. Integrated double oven, hob with extractor hood above and dishwasher. Space for a fridge freezer and dining table. Handy breakfast bar, door access into the utility room, Karndean flooring and French doors leading out to the garden.

### **Utility Room**

6' 3" x 6' 3" ( 1.91m x 1.91m )

Comprising of cream units with worktop over, stainless steel sink, drainer and tile splashbacks. Karndean flooring, Wall mounted boiler, and door leading out to the garden.

### **First Floor Landing**

Spacious landing with a window to the front aspect, carpet, storage cupboard housing the water tank, radiator, access to three bedrooms and family bathroom and staircase to the second floor landing.

### **Principal Bedroom**

20' 6" Widest point x 11' 4" ( 6.25m Widest point x 3.45m )

With a window to the front aspect, built-in wardrobes, carpet, two radiators, carpet, coving to the ceiling and open through to the dressing area. The dressing area has fitted wardrobes, carpet, window to the rear aspect and door access into the en-suite.

### **En-Suite Shower Room**

With a window to the side aspect and comprising of a bath, shower enclosure, pedestal wash hand basin, low level WC, partial tiling to the walls, radiator and spotlights to the ceiling.

### **Bedroom Two**

14' x 10' 3" ( 4.27m x 3.12m )

With a window to the side aspect, built-in wardrobe, carpet and a radiator.

### **Bedroom Three**

9' 7" x 9' ( 2.92m x 2.74m )

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

### **Family Bathroom**

9' 3" x 7' 11" ( 2.82m x 2.41m )

With a window to the side aspect and comprising of a bath with shower attachment, shower cubicle, wash hand basin, low level WC, radiator and partial tiling to the walls.

### **Second Floor Landing**

With a window to the front aspect, storage cupboard, carpet and door access into bedrooms four and five.

### **Bedroom Four**

16' 10" x 11' 3" ( 5.13m x 3.43m )

Lovely dual aspect room with windows to both the front and side aspects, built-in wardrobes, carpet, radiator, two radiators, hatch access to the loft, sloped ceiling (restricted head height) and access into the Jack and Jill bathroom.

### **Bedroom Five**

16' 11" x 9' ( 5.16m x 2.74m )

Another lovely dual aspect bedroom with windows to both the front and side aspects, built-in wardrobes, carpet, hatch access to the loft and sloping ceiling (restricted head height) and access into the Jack and Jill bathroom.

### **Jack And Jill Bathroom**

Skylight window to the rear aspect and comprising of a shower enclosure, pedestal wash hand basin, low level WC, partial tiling to the walls, radiator and sloped ceiling (restricted head height).

### **General Description Outside**

On a corner plot with a dwarf brick wall to the side and front, low maintenance gravel frontage, driveway leading to a double garage. Gated access through to the rear.

The rear garden is mainly laid to lawn with a nice sized paved patio area, perfect for outside dining and entertaining, plenty of space for pots and planters, enclosed by brick and fencing.

Double garage with up and over doors, power and lighting.



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## Scarsdale Way, Grantham

- Detached Family House
- Immaculately Presented Throughout
- Three Storey Living
- Five Bedrooms
- Driveway and Gardens

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

guide price

**£400,000 - £425,000**



Ground Floor



First Floor



Second Floor



Garage

Total floor area 237.4 m<sup>2</sup> (2,556 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 inspections. Powered by [www.propertybox.co](http://www.propertybox.co)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114040 - 0003

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