



Sunningdale, Grantham NG31 9PF

welcome to

Sunningdale, Grantham

GUIDE PRICE £190,000 - £195,000 -Situated on the desirable Sunningdale development, this well-presented three-bedroom semi-detached property benefits from a dining kitchen, rear garden, off-road parking, and is offered to the market with no chain. Call us to view on 01476 566363.



Entrance Hall

Entering through a newly fitted front door into the entrance hall with Amtico flooring, staircase leading to the first floor landing and door leading to the lounge.

Lounge

12' 8" x 11' 3" (3.86m x 3.43m)

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

Kitchen Diner

14' 6" x 10' 8" (4.42m x 3.25m)

With a window to the side aspect, cream units at both floor and eye level with oak wood worktops over, Belfast ceramic sink with mixer tap and tiled splashbacks, a range cooker with gas hob and extractor above, understairs storage cupboard, slate tiles to the floor, boiler and newly fitted patio doors leading out to the rear garden.

First Floor Landing

With hatch access to the loft, airing cupboard, grey carpet, hanging light fitting, a radiator and doors leading off to the bedrooms and bathroom.

Bedroom One

12' 2" narrowing to 11' 4" x 8' 9" (3.71m narrowing to 3.45m x 2.67m)

With two windows to the front aspect, fitted wardrobes, and a radiator.

Bedroom Two

8' 5" x 7' 5" (2.57m x 2.26m)

With a window to the rear aspect, grey carpet and a radiator.

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

With a window to the rear aspect and a radiator.

Family Bathroom

With a window to the side aspect, bath with electric shower over, pedestal wash hand basin, low level WC, extractor fan, partially tiled, grey vinyl flooring and a radiator.

General Description Outside

Approaching the property there is a driveway for approximate two vehicles, lawned front area and gated access to the rear garden.

The enclosed rear garden by fencing is mainly laid to lawn, with patio areas to the rear and side of the garden which can be used for outside dining and two sheds for storage.

Agents 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 purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/GST113975



welcome to

Sunningdale, Grantham

- Three Bedroom Semi-Detached House
- Lounge & Kitchen Diner
- Well Presented Throughout
- Driveway and Gardens Front and Rear
- Great Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 65.4 m² (704 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.co

 william h brown

Guide Price

£190,000 - £195,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113975



Property Ref:
GST113975 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk