



**Connells**

Bamburgh Close  
Grantham



## Property Description

Connells are pleased to bring to the market this well-presented three-bedroom semi-detached home with a driveway in a sought after location.

The property comprises of an inviting entrance hall, a bright and comfortable living room, perfect for relaxing or entertaining guests, a generous kitchen/diner, offering ample space for cooking, dining, and family gatherings. A convenient ground floor W.C. completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, providing added privacy and convenience. Bedrooms two and three are both good-sized rooms, suitable for children, guests, or use as a home office. A family bathroom serves the remaining bedrooms.

Externally, The property benefits from a shared driveway, providing off road parking for several vehicles. To the front there is a small lawned area with mature shrubs and a foot pathway leading to the front door. To the rear, there is an enclosed garden, mainly laid to lawn with a patio area ideal for outdoor entertaining.

Early viewing is highly recommended to fully appreciate this home has to offer.

## Ground Floor

### Entrance Hall

Doors leading to the kitchen / diner, lounge and downstairs W.C. Stairs leading to the first floor and a radiator.

### Kitchen / Diner

With a range of wall and base units, stainless steel sink, built in oven, gas hob with extractor fan above, integral fridge freezer, space and plumbing for washing machine, window to the front, radiator, patio doors leading to the rear garden.

### Lounge

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

### Downstairs W.C

With a window to the rear, wash hand basin, W.C and a radiator.

## First Floor

### Landing

With doors leading to the storage cupboard, three bedrooms and the family bathroom.

### Bedroom One

With a window, door leading to the en-suite.

### **En-Suite**

With a window, wash hand basin, W.C, shower cubicle.

### **Bedroom Two**

With a window to the rear, radiator.

### **Bedroom Three**

With a window to the front, radiator.

### **Bathroom**

With a window to the rear, wash hand basin, bath, W.C.

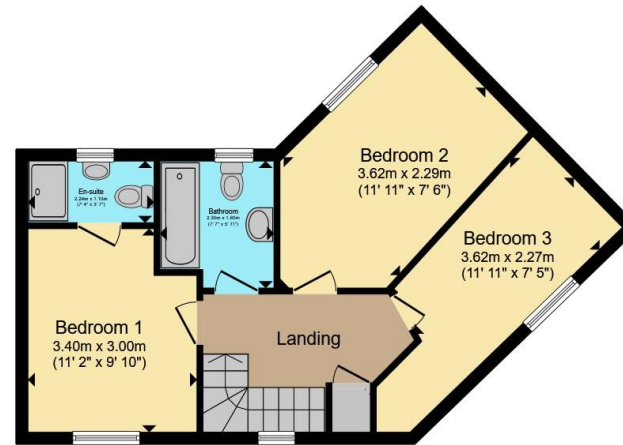








**Ground Floor**



**First Floor**

Total floor area 98.8 m<sup>2</sup> (1,063 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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