



Balmoral Drive, Grantham NG31 8SY

welcome to

Balmoral Drive, Grantham

GUIDE PRICE £325,000 - £335,000 - Detached family home with four bedrooms on the desirable Barrowby Lodge. Close to some local amenities and offering spacious accommodation over two floors. Benefitting from a driveway, gardens, garage and an EV charger. Call us to view on 01476 566363



Entrance Hall

Entering the property to the front through a part glazed door into the entrance hall with tiling to the floor, radiator, staircase to the first floor landing and access into the lounge.

Lounge

16' 4" x 11' 4" (4.98m x 3.45m)

With a window to the front aspect, understairs storage, wood effect laminate flooring, radiator and access into the kitchen diner.

Kitchen Diner

17' 10" x 8' 8" (5.44m x 2.64m)

With a window to the rear aspect and having a range of modern light grey units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, hob with extractor hood above, built-in dishwasher and fridge freezer. Tiled floor, spotlights to the ceiling and a radiator. Plenty of space for a dining table and French doors leading to the rear garden. Access from the kitchen into the utility area.

Utility Area

5' 6" x 4' 7" (1.68m x 1.40m)

Light grey base units with a wood effect worktops over, wall mounted central heating boiler, space for a washing machine, tiling to the floor, part glazed door leading out to the rear garden and access into the downstairs cloakroom.

Downstairs Cloakroom

Comprising of a pedestal wash hand basin, low level WC, partial tiling to the walls, radiator, extractor fan and tiling to the floor.

First Floor Landing

Landing with an airing cupboard, radiator, hatch access to the loft and access into the bedrooms and family bathroom.

Principal Bedroom

14' 8" x 9' 11" Widest Point (4.47m x 3.02m Widest Point)

With a window to the front aspect, feature panelling to one wall, carpet, spotlights to the ceiling, radiator and access into the en-suite.

En-Suite Shower Room

Comprising of a shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, spotlights to the ceiling, extractor fan, LED heated mirror and wood effect vinyl flooring.

Bedroom Two

12' 10" x 8' 9" (3.91m x 2.67m)

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

Bedroom Three

9' 2" x 8' 1" Min (2.79m x 2.46m Min)

With a window to the rear aspect, feature panelling to one wall, carpet and a radiator.

Bedroom Four

10' 11" x 8' 1" (3.33m x 2.46m)

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

Family Bathroom

6' 4" x 7' 2" (1.93m x 2.18m)

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, spotlights to the ceiling, extractor fan and wood effect laminate flooring.

General Description Outside

Open front with lawn and hedging to the side, driveway leading to a single garage. Gated access to the rear.

The rear garden features a paved patio area, perfect for outside dining and entertaining, mainly laid to lawn with a raised pond and planter. The property is enclosed by fencing. Benefitting from outside lighting and power.

Integral single garage - With an up and over door, power and lighting.



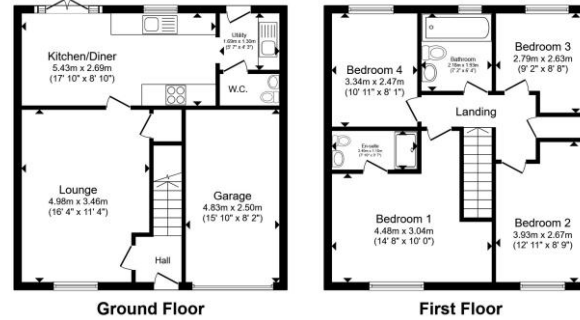
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welcome to Balmoral Drive, Grantham

- Detached Family House
- 'No Chain'
- Spacious Accommodation
- Four Bedrooms
- Driveway, Gardens, Garage and EV Charger

Tenure: Freehold EPC Rating: B
Council Tax Band: D



Total floor area 108.4 m² (1,167 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



guide price

£325,000 - £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114220 - 0002

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